



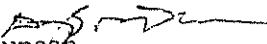
OFFICE OF THE COUNTY EXECUTIVE
ROCKVILLE, MARYLAND 20850

Douglas M. Duncan
County Executive

MEMORANDUM

May 30, 2006

TO: George L. Leventhal
Montgomery County Council

FROM: Douglas M. Duncan 
County Executive

SUBJECT: Transmittal of and Recommendations on Proposed Amendments to the Ten-Year Comprehensive Water Supply and Sewerage Systems Plan

Pursuant to the requirements of the Environmental Article, Sections 9-503 through 9-506 and 9-515 through 9-516, of the Annotated Code of Maryland, I am transmitting my recommendations for proposed amendments to the County's Comprehensive Water Supply and Sewerage Systems Plan. Recommendations addressing nine plan amendments are included in the attached staff report; all nine are service area category change requests. The report includes the following materials for each requested amendment:

- An Executive staff report, including the recommendation summary table
- The amendment application and supporting documents
- GIS-based maps illustrating the amendment

The recommendations for each amendment are consistent with the adopted policies and guidelines included in the Water and Sewer Plan and the appropriate master plans or sector plans. Therefore, they generally have little or no controversy with regard to interagency comments and recommendations. However, the following issues will likely generate discussion at upcoming committee and Council worksessions:

Public Water Service for Child Lots in the RDT Zone

Water and Sewer Plan policies allow for the provision of public water service to support the establishment of residences for children ("child lots") of the owners of properties zoned for rural development. The application of child lots in the RDT zone has been raised as an issue by those concerned with future development in the Agricultural Reserve. The current child lot policy in the Water and Sewer Plan does not recognize any different application of the policy within the RDT zone. Therefore, I support the requested approval of a category change for

George L. Leventhal
May 30, 2006
Page 2

public water service for those properties previously established as child lots. In this case, the applicant is also seeking approval for water service for an additional child lot that is not yet recorded. I have recommended a conditional category change approval for this outlot, pending the Planning Board's confirmation that the property can be recorded as a child lot.

Private Institutional Facility (PIF) Policy – Clarksburg Church of God

The Council recently decided to modify the public service exceptions allowed under the Water and Sewer Plan's policy addressing non-profit, or "private institutional" facilities (PIFs). Under CR 15-1234 (November 29, 2005), the Council removed the policy's application in the cases involving sites located within the Rural Density Transfer (RDT) Zone. This packet contains a water category request, WSCCR 06A-BEN-02, for the Clarksburg Church of God, an existing PIF use just northwest of the Clarksburg Town Center. The site for the church is zoned Rural Density Transfer (RDT), and is therefore affected by the recent changes to the PIF policy, which does not support the provision of public water service in this case. The deferral recommendation for this amendment reflects a need to address the results of a pending sanitary survey intended to evaluate general well and septic related health concerns resulting from failed wells in the vicinity of the church.

DEP staff will be available to discuss the amendments included in this transmittal at the Transportation and Environment Committee and full Council worksessions.

DMD:as

Attachment

cc: Derek Berlage, Chairman, Montgomery County Planning Board
Andrew Brunhart, General Manager, Washington Suburban Sanitary Commission
Robert Hubbard, Director, Department of Permitting Services
James Caldwell, Director, Department of Environmental Protection
Catherine Matthews, Director, Upcounty Regional Services Center
Robert Summers, Director, Water Management Administration, Maryland
Department of the Environment
Audrey Scott, Secretary, Maryland Department of Planning



Proposed Amendments: Montgomery County Comprehensive Water Supply and Sewerage Systems Plan

County Executive's Amendment Transmittal to the County Council – May 2006

9 PROPOSED WATER AND SEWER MAP AMENDMENTS

■ 9 Current Category Change Requests

Prepared by
The Department of Environmental Protection

James A. Caldwell, Director
David Lake, Manager, Water and Wastewater Policy Group
Alan Soukup, Senior Planner, Water and Wastewater Policy Group
Shelley Janashek, Planner II, Water and Wastewater Policy Group

We acknowledge and appreciate the assistance of the following
agencies in the preparation of this amendment packet:

Washington Suburban Sanitary Commission
Maryland – National Capital Park and Planning Commission
Montgomery County Department of Permitting Services

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – MAY 2006**

TABLE OF CONTENTS

Packet Item	Page No.
County Executive's Transmittal Memorandum	(provided separately)
Table of Contents	circle pg. i
Amendment Locator Map	circle pg. ii
Packet Recommendations Overview	circle pg. iii

PROPOSED WATER/SEWER MAP AMENDMENTS

BENNETT AND LITTLE BENNETT WATERSHEDS PLANNING AREA

Executive Staff Report and Summary Table	circle pgs. 1-2
Water and Sewer Plan Excerpt: Child Lot Water Service Policy	circle pg. 3
WSSCR 06A-BEN-03: Maurice Gladhill	circle pgs. 4-5
Site Mapping	circle pg. 6
<i>[WSSCR 06A-BEN-02: Clarksburg Church of God - refer to the PIF cases, below]</i>	

DAMASCUS PLANNING AREA

Executive Staff Report and Summary Table	circle pg. 7
WSSCR 06A-DAM-04: Daniel & G M Pipher	circle pgs. 8-9
Site Mapping	circle pg. 15

OLNEY PLANNING AREA

Executive Staff Report and Summary Table	circle pgs. 16-17
WSSCR 06A-OLN-01: Elizabeth & H.H. Hyde, Thomas & R.N. Hyde and Henry & S.M. Hyde	circle pgs. 18-20
Site Mapping	circle pgs. 23-24

TRAVILAH PLANNING AREA

Glen Hills Neighborhood Cases	
Executive Staff Report and Summary Table	circle pgs. 25-27
WSSCRs 06A-TRV-02 &-03: Macris, Hendricks & Glascock (for Kevin Smart, George Simmons)	circle pgs. 28-29
Site Mapping	circle pg. 31
WSSCRs 06A-TRV-05 & -06: Ahmad Jamshidi & Guita Vafai	circle pgs. 32-35
Site Mapping	circle pg. 38

Potomac MP Peripheral Sewer Service Case

Executive Staff Report and Summary Table	circle pgs. 39-40
Potomac Subregion Master Plan (2002) Excerpt: Sewer Service Recommendations	circle pg. 41
WSSCR 06A-TRV-07: Carole & Donald Dell	circle pg. 42-43
Site Mapping	circle pgs. 44-46

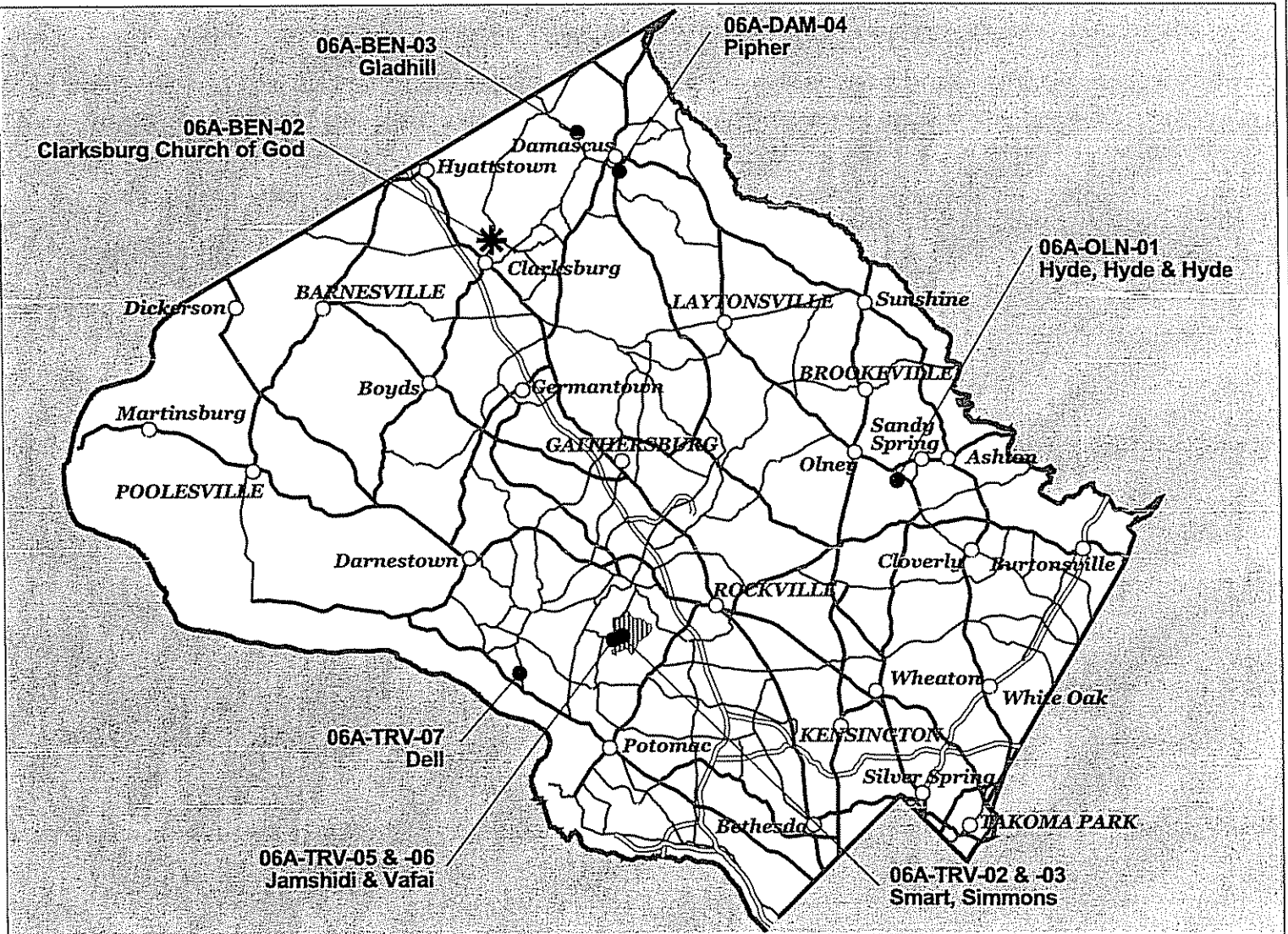
PRIVATE INSTITUTIONAL FACILITY (PIF) CASES

Executive Staff Report and Summary Table	circle pg. 47
Water and Sewer Plan Excerpt: Private Institutional Facilities Policy	circle pgs. 48-50

BENNETT AND LITTLE BENNETT WATERSHEDS PLANNING AREA

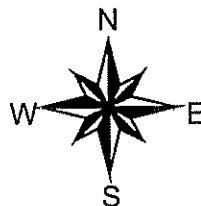
WSSCR 06A-BEN-02: Clarksburg Church of God (The Rev. Calvin Lilliston)	circle pgs. 51-52
Site Mapping	circle pg. 54

Water/Sewer Map Amendment Locator County Executive's Transmittal -- May 2006



MAP LEGEND

- Proposed Map Amendments
- * Proposed PIF Map Amendments
- Localities
- County Roads
- State Roads
- US & Interstate Highways
- ▨ Glen Hills Neighborhoods



Montgomery County, Maryland
2003 - 2012
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Policy Group
5/11/06 – GIS Project File:
o:\wwteam\council\packets\2006-05=locator.apr

**PROPOSED COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS
COUNTY EXECUTIVE'S TRANSMITTAL PACKET – MAY 2006**

SUMMARY OF THE COUNTY EXECUTIVE'S RECOMMENDATIONS				
Water and Sewer Plan Amendment	Applicant (Owner)	Zoning Acreage	Applicant's Request	Summary of Executive Recommendations
WSSCR 06A-BEN-03*	Maurice Gladhill	RDT 41.44 ac.	W-1	Approve W-1 (for one water hookup only) for the three existing W-6 child lots. Conditional approval for W-1 (one water hookup only) for the existing W-6 outlot/pending child lot.
WSSCR 06A-DAM-04	Daniel Pipher	RE-2C 0.62 ac.	S-1	Approve S-3 for one sewer hookup for each of the existing two parcels.
WSSCR 06A-OLN-01	Elizabeth Hyde, Thomas Hyde, & Henry Hyde	RNC 46.28 ac.	W-3 & S-3	Conditional approval for W-3 and S-3 pending subdivision plan approval.
WSSCR 06A-TRV-02	Macris, Hendricks & Glascock (for Kevin Smart)	RE-1 2.28 ac.	S-3	Deny the sewer category request.
WSSCR 06A-TRV-03	Macris, Hendricks & Glascock (for George Simmons)	RE-1 3.41 ac.	S-3	Deny the sewer category request.
WSSCR 06A-TRV-05	Ahmad Jamshidi & Guita Vafai	RE-1 1.06 ac.	S-3	Deny the sewer category request.
WSSCR 06A-TRV-06	Ahmad Jamshidi & Guita Vafai	RE-1 0.92 ac.	S-3	Deny the sewer category request.
WSSCR 06A-TRV-07	Carole & Donald Dell	RE-2 17.29 ac.	W-3 & S-3	Approve W-1. Deny the sewer category request.
WSSCR 06A-BEN-02*	Clarksburg Church of God (The Rev. Calvin Lilliston)	RDT 2.37 ac.	W-1	Defer consideration of the water request pending a sanitary survey of the neighborhood.

* Amendments highlighted in the County Executive's transmittal memorandum

R:\Water_and_Sewer\Projects\CWSP-AMEND\COUNCIL\packets\2000s\2006may\packet\pckt0506-recommendaiton-summary.doc

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 06A-BEN-03 Maurice Gladhill <ul style="list-style-type: none"> 10901-11909 Bethesda Church Rd. – Lots 2-3 & 5, Outlot A, Mountain View Overlook Map tile: 218NW11; FX121 North side of Bethesda Church Rd. east of Haney Ave. Damascus Master Plan (2006) Bennett Creek Watershed (MDE Use I) RDT Zone; 41.44 ac. total Existing use: Farm Proposed use: Small farms (farmettes) on child lots 	<p>W-1 & W-6 W-1 S-6 S-6/no change</p> <p>Applicant's Explanation: "This property has obtained satisfactory percolation tests. The ground has Blue Slate rock in it and the wells do not yield."</p> <p>M-NCPPC Staff: RDT-zoned properties are guided by the <u>Preservation of Agriculture and Rural Open Space Master Plan</u> (AROS, 1980): "Deny public water and sewer services to areas designated for agricultural preservation that utilize the Rural Density Transfer Zone (RDT)," p. 59—emphasis from original. The child lots were approved based on service by wells and septic systems. Because these lots are not currently improved and do not have failing wells, no public health exception applies.</p> <p>The property lies within the <u>Damascus Master Plan</u> area. The 1985 Damascus Master Plan (p. 102) clearly indicates that water lines that were extended before the adoption of the Water and Sewer Plan or to serve health problem areas should not serve intervening parcels (though one connection has been permitted to the applicant under the Abutting Mains policy). An update of the Damascus Master Plan is currently being considered by the County Council. The Planning Board Draft (August 2005) of the Plan does not recommend extending water to RDT-zoned properties, and the Council has not considered adding such a recommendation.</p> <p>While the <u>Comprehensive Water Supply and Sewerage Plan</u> was amended since 1985 to allow connection of water to child lots, these lots were approved and platted with wells and septic systems. The AROS and Damascus Master Plans do not contain provisions or exceptions for water connections to allow new construction within the RDT zone."</p> <p>Recommendation: Retain current W-6 water category; deny request for W-1 category.</p>	<p>WSSC-Water: Service can be provided from the abutting water main along Bethesda Church Rd.</p> <p>DPS-Well & Septic: Our records show Lot 1 was approved for record plat in 1993. Lots 2 and 3 were approved for well and septic use in 2002. 3 outlots were approved at this time and one of the outlots (Lot 5) was approved as lot 5 in 2003 for well and septic use.</p>

County Executive Recommendation: Lots 2, 3, & 5: Approve W-1; restricted to one water hook-up only. Outlot A: Maintain W-6, with approval of W-1 (for one hookup only) conditioned on the Planning Board's confirmation that the outlot may be recorded as a child lot. Approval is granted under the provisions of the Water and Sewer Plan's Child Lot policy.

Note: Lot 1, not included in this amendment request, is designated as category W-1, with a restriction for one water service hookup only. (Abutting Mains policy.)

Executive Staff Report: We recognize that the Master Plans for Damascus and Agricultural and Rural Open Space Preservation do not specifically recommend the approval of public water service in the RDT Zone, and in fact, generally recommend against the provision of public water service. However, the County Council has included within the Water and Sewer Plan's service policies, an exception for public water service that is intended to support the development of child lots in the rural part of the County. On the subject site, four lots have been created under the child lot provisions (Sec. 59-C-9.74) and one remaining outlot is proposed as a new child lot. Lot 1 (not included in this request) is approved for public water service (W-1) as the residual of the original parcel that qualified for a single water connection under the Abutting Mains policy. We recommend that the other three existing child lots (Lots 2, 3, & 5) be approved for single water hookups under the child lot policy. Outlot A is not yet recorded as a child lot. Therefore, we recommend a conditional approval for this property, with the approval of W-1 dependent on the outlot satisfying the requirements to establish it as a child lot.

WSSC has advised that water service for all of the lots on the subject site may be provided from the abutting water main along Bethesda Church Rd. Public water service was extended into the area in the 1960's and 1970's, prior to the establishment of the Agricultural Reserve. Water service for these properties will not require any additional water main extensions in the area. No other properties will become eligible for public water service as the result of the approval of this category change request.



BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA

The provision of public water service does not substantially affect the establishment of these child lots, because they have been recorded on the basis of well and septic service. The applicant is seeking public water service to improve water supply to these properties because of wells in the area that tend toward minimal flows. WSSC generally encourages additional water connections along mains that terminate at a substantial distance from the bulk of the water service area; this serves to improve water service quality to the properties located at or near the ends of these mains.

We also recognize that the Planning Board and the County Council have raised a multitude of concerns with regard to development policies in the Agricultural Reserve, and that the use of the child lot provisions in the RDT Zone is one of those concerns. However, the Council does not have any zoning text amendment before it at this time that would affect the establishment of child lots in the RDT Zone. Existing policies direct us towards the restricted approval of public water service as applied to approved and recorded child lots.

Adopted by the County Council November 18, 2003 (CR 15-396)

II. POLICIES FOR THE PROVISION OF WATER AND SEWERAGE SERVICE

E. Special Policies for Water and Sewer Service -- In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.

9. Community Water Service for Child Lots -- Community water service may be provided to support the subdivision of lots for the children of the owners of qualifying properties. Montgomery County's zoning and subdivision regulations make special provisions for the creation of these lots which are generally located in the more rural areas of the county, primarily in the Rural Cluster, Rural and Rural Density Transfer Zones. The size of the lots to be considered for service under this policy is intended to be in the range of those included in the water service for large lot provisions in Section II.D.1 : between 1 and 5 acres. Approval of a service area change to allow community water service must be dependent on Planning Board approval of a preliminary plan for the proposed child lot. In areas zoned RDT, where child lot cases are handled as minor subdivisions without the preparation of a preliminary plan; service area changes will depend on an M-NCPPC notice to DEP that the subdivision plat is ready for Planning Board approval. DEP may act to approve service area changes in these cases through the administrative delegation process, Section V.F.1.f : Child Lots.

Water service in these cases is generally intended to be provided from abutting water mains, although water main extensions can be considered where those extensions are consistent with the requirements for large lot development, as previously cited. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
alan.soukup@montgomerycountymd.gov
shelley.janashiek@montgomerycountymd.gov
240-777 7716/7735 ; FAX: 240-777 7765

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name Maurice A. Gladhill

Mailing Address Gladhill Tractor Box 777 Frederick Md 21705
Attn Mr Maurice Gladhill

PROPERTY Address: (if same as above, leave blank):

Mountain view Overlook Subdivision Damascus Elec Dist
Bethesda Church Rd

Email* [REDACTED]
Phone [REDACTED]
FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email* address here:

**Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.*

Applicant's Authorization:

I am the:

☐ Property Owner

☒ Owner's Authorized Representative*

Signature Robert P. Jamison
Title* Atty in fact

Date Jan 20 - 06

* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address See Plat Attached
Property's TAX ID # (please provide, if known) _____
Property/Site Size See Plat Attached Identification (ie, Parcel #) _____
Location/Closest cross-street _____
Current Use Farm Proposed Use Small Farms - Farmettes
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W- 1 Requested Water Category: W- 1 OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S- 6 Requested Sewer Category: S- 6 OR No Change ☒ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

This property has obtained satisfactory percolation tests. The ground has Blue Slate Rock in it and the wells do not yield.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water ☒ Sewer ☒

WSSC Tile 238NW11

Tax Map F4121

Plan No. _____

Process COUNCIL?

Master Plan DAMASCUS

Planning Area BENNETT & LITTLE BENNETT

Zoning RDT

Zoning Activity NONE

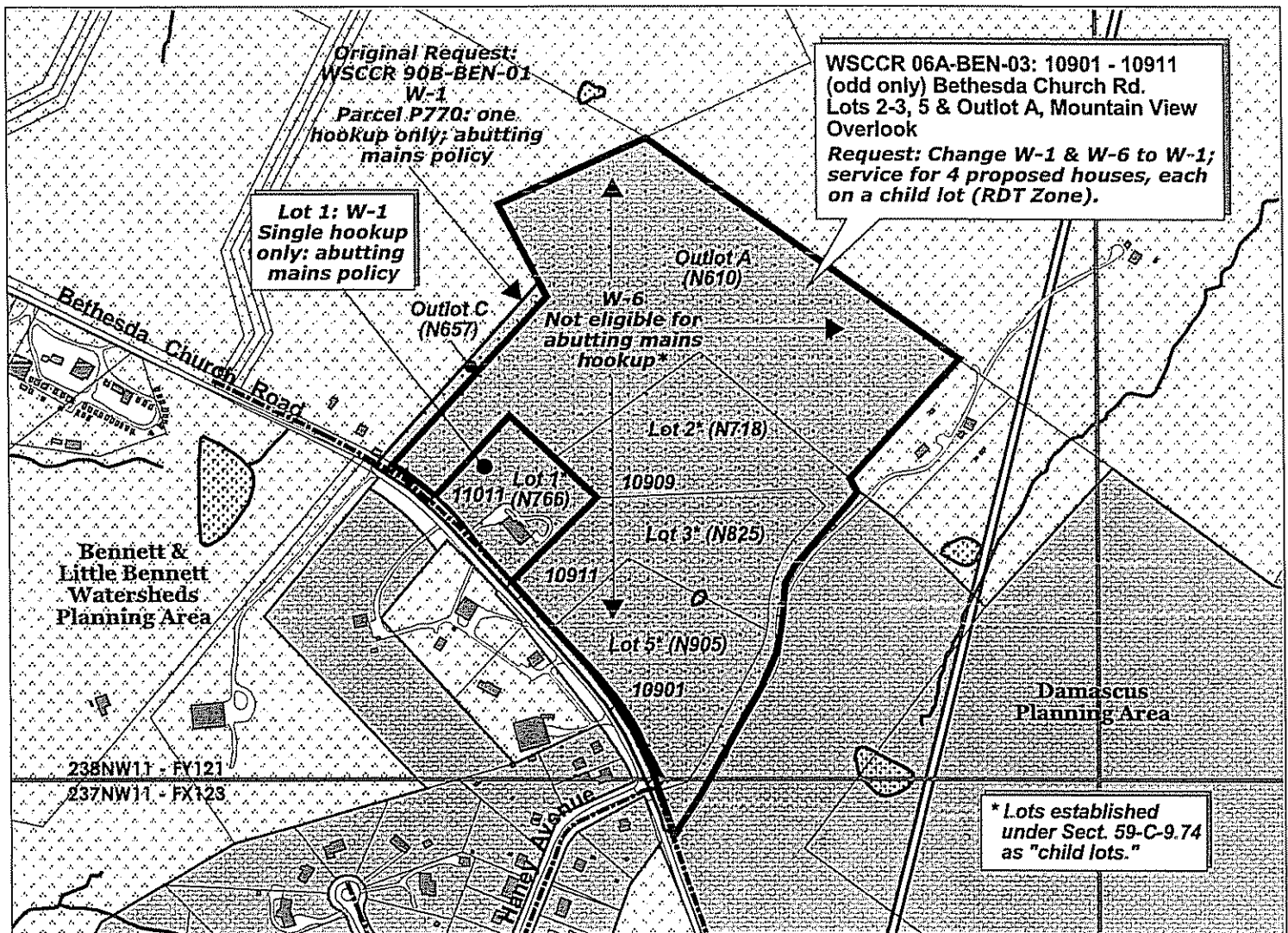
Watershed BENNETT CR.

CSPS Subwatershed _____

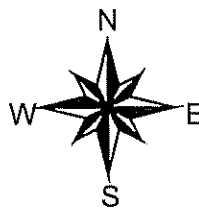
State Watershed Use Class _____

GIS File _____

Water Service Area Categories Map WSSCR 06A-BEN-03 (Gladhill)



500 0 500 1000 1500 2000 2500 Feet



MAP LEGEND

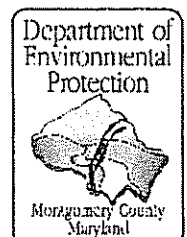
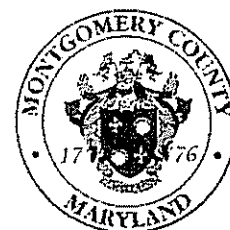
- Property
- WSSC Map Grid
- Water Mains
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Planning Areas

Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6
- WSSCR 90B-BEN-01

June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
2/10/06 - GIS Project File:
o:\wwteam\ccrs-pas\benett\l
2003ccrs\06a-ben-03=gladhill=w apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

DAMASCUS PLANNING AREA		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCR 06A-DAM-04 Daniel Pipher • 25815 Woodfield Rd – Parcels P412* & P413, Hutchcrafts Range • Map tile: FX342; 236NE10 • East side of Woodfield Rd. (MD 124) south of Bethesda Church Rd • Damascus Master Plan (2006) • Upper Great Seneca Creek Watershed (MDE Use I) • RE-2C Zone; 0.62 ac. total • Existing use: one single-family house and one vacant parcel • Proposed use: two single-family houses (existing house to remain)	W-1 W-1/no change S-6 S-1 Applicant's Explanation (summarized – see the complete letter at circle pgs. 10-11): "Current conditions prevent the development of Parcel P413, which was created in 1945. Septic service for this small lot is not feasible, and it is designated as S-6, although sewer is available across the street We request that DEP approve the request through the administrative process. The justification is a	<p><u>WSSC-Sewer</u>: Service will require a 150-foot main extension from an existing 8" main located directly across Woodfield Rd. (#84-6034A). The extension would abut one additional property and would require rights-of-way</p> <p><u>DPS-Well & Septic</u>: Prior to 1963, lots could be recorded without percolation tests. This property [the vacant parcel, P412] has no record of septic testing, and never been approved for a septic system by this office.</p> <p><u>M-NCPPC Staff</u>: This RE-2C zoned parcel lies within the Damascus Master Plan area in a primarily residential neighborhood of one- and two-acre densities. The parcel does not appear to meet the minimum lot size of the existing RE-2C zone, nor of the previous 1987, 1982, or 1955 zoning. If this parcel was created by deed prior to June 1, 1958, and has not changed in size or configuration, it may be developable for one single family residence. The current and original deed for consideration under this provision must be submitted to verify the 1945 date stated in the application.</p> <p>Recommend approval of S-1 if parcel was created before 1958.</p> <p><i>DEP note: M-NCPPC's review refers only to Parcel P412.</i></p>

County Executive Recommendation: Approve S-3, for one sewer hookup only for each of the two existing parcels.

Executive Staff Report: The provision of public sewer service to these properties is consistent with the recommendations of the 2006 Damascus Master Plan and therefore with Water and Sewer Plan policies. As part of the development of the Master Plan, DEP recommended the provision of public sewer service to clusters of properties due to anticipated public health problems resulting from the existing septic systems. DEP chose these neighborhoods due to the relatively small size of the properties, the probable age of the septic systems, and their proximity to the recommended public sewer envelope. These two properties are included in one such neighborhood, located along Woodfield Rd. opposite areas already served by public sewer. We therefore recommend the approval of category S-3 for these two properties. Consistent with the provision of public service in a health-problem area, sewer service is restricted to one hookup only for each property.

WSSC has advised that service will require a 150' main extension from an existing main located in the townhouse neighborhood across Woodfield Rd. Part of this main extension was previously authorized for service to the adjacent property at 25829 Woodfield Rd. in order to relieve the failing septic system at that location.

DEP Staff Use: CCR#: WISCCR DGA-DAM-04
Received Date: 1/17/06 Fee Paid: \$90

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
alan.soukup@montgomerycountymd.gov
shelley.janashek@montgomerycountymd.gov
240-777 7716/7735 ; FAX: 240-777 7765

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name Pipher

Mailing Address 25815 Woodfield Rd., Damascus, MD 20872

PROPERTY Address: (if same as above, leave blank):

Email* [REDACTED]
Phone [REDACTED]
FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email* address here:

***Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.**

Applicant's Authorization:

I am the:

☒ **Property Owner**

☐ **Owner's Authorized Representative***

Signature [Signature]
Title* _____

Date 1-16-06

* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address _____

Property's TAX ID # (please provide, if known) Acct # 00930850

Property/Site Size _____ Identification (ie, Parcel #) P413

Location/Closest cross-street Valley Park Drive

Current Use Planning to build Proposed Use Residential Building

Subdivision Plan No. & Status P413

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-1 Requested Water Category: W-OR/No Change Multi-Use: ☒ Shared: ☒

Current Sewer Category: S-6 Requested Sewer Category: S-1 OR No Change: ☒ Multi-Use: ☒ Shared: ☒

4) Reason for request; state current use of site and intended change in usage, if any:

We need this to build -

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ (Email) OR _____ US Mail

Water ☒ Sewer ☒

WSSC Tile 236NW10

Tax Map FX343

Plan No. -

Process COUNCIL

Master Plan DANASCUS (1985) - UPDATE IN PROGRESS (JAN. 2006)

Planning Area DANASCUS

Zoning RE-2C

Zoning Activity NONE

Watershed GR. SENECA CR. (UPPER)

CSPS Subwatershed _____

State Watershed Use Class _____

GIS File _____

Dan Pipher
25815 Woodfield Road
Damascus, MD 20872

Page 1 of 2

January 16, 2006

Montgomery County
Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, MD 20850-4166

Ref.: Sewer Service Area Category Change from S6 to S1

Dear Mr. Soukup,

We need your help. In 1987, we bought a buildable lot in Damascus, which adjoins our existing home's lot. We want to build a home on it. This lot was subdivided in 1945. The lot is, and has always been, classified Buildable.

The problems: 1) A septic is not really feasible due to the lot's small size, and 2) The current classification is S-6, even though the sewer is right across the street. These conditions prevent us from building, rendering our lot basically worthless. We want the classification changed to S1 asap so we can use the land.

Per the code: d. Individual Systems Regulations Changes -- DEP may act on service area category changes for properties which satisfy the specific requirements of Section II.E.10.: Community Service Due to Individual On-Site Systems Regulations Changes. --Community service was extended to lots which were previously approved for individual systems but which are unable to utilize those systems due to changes in individual systems regulations.

Our lot was previously approved. Our lot had septic approval by virtue of its existence as a buildable lot, as does the adjoining home built in 45, which has a working septic, and all of the other homes built at that time. You said that if you had a record of a previous on-site system approval, DEP could make the S1 change. But that would be impossible because back then approval was automatic, so no written application or approval could exist. I don't believe that DEP could rationally require a document that could not have existed in the first place. We meet the requirement.

It's great for the county: For the last 19 years, MC has valued our lot as buildable (a much higher value) and collected the higher taxes on it. It's a disaster for us: In its current status, we've paid enormously inflated taxes on the lot for almost 2 decades AND vastly overpaid for the lot. Delay or denial of the S1 change would prevent us from building, and cause expensive delays and huge losses to us.

Our losses would include:


- 1) Total loss of property value
- 2) Total loss of our initial investment
- 3) Loss of inflated property taxes MC collected - last 19 years (unless refunded)
- 4) Loss of investment returns for vastly overpaid funds for the lot - last 19 years
- 5) Loss of investment returns on inflated overpaid taxes - last 19 years

This is a fortune to us. In fact, we have already lost a recent building transaction. We have followed the rules and paid our taxes. Delaying the S1 change would cause unneeded hardship to us. This should be a DEP (not council) decision. S1 is also a win-win scenario. The county gets taxes on the higher value, the environment benefits, and the lot owners are not stifled from use of their land. Please change the classification to S1 without further delay so that we can use our land.

Call me on my mobile [REDACTED] or home [REDACTED] with any questions or to let me know that it is changed to S1.

Thank You.

Sincerely,


Dan Pipher

Enclosures: Water/Sewer Service Area Category Change Request
Montgomery County Plat

Dan Pipher
25815 Woodfield Road
Damascus, MD 20872

Page 1 of 1

RECEIVED

MAY 22 2006

Environmental
Protection

May 17, 2006

Montgomery County
Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, MD 20850-4166

Dear Mr. Soukup

Per our phone conversation on May 17, 2006, enclosed is a check for the \$250.00 fee to amend our application and to include our home at 25815 Woodfield Rd in the S-3 Sewer Category Change approved for our adjacent lot.

Please confirm in writing via email or letter that this is done.

Thank you,

Dan Pipher

Joe Mantua
April 17, 2003
Page 2

Although this property is designated as category S-5 in the County's Water and Sewer Plan, MCDPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. We will work with the property owner on a request for a service area change from S-6 to S-1 (WSSCR pending).

Sewer Service: 9510 Main Street - Damascus

Property I.D.:	Parcels P912 & P913, Pembroke	Service Areas:	W-1 and S-1/S-6
Owner:	Brian Jones	Property Size:	32,577 ft. ² (0.75 acre)
Map Coord.:	FX563 - 237NW09	Watershed:	Upper Patuxent River/Upper Great Seneca Creek
Planning Area:	Damascus		

On November 10, 2003, the DPS Well and Septic Section advised this office of a public health hazard, a failing septic system, at the subject property (see the attached memorandum). MCDPS recommended relief of this problem by connecting the site to public sewer service, due in part to the sewer main traversing the rear corner of the property (WSSC no. 919192A). It appears that sewer service for the subject property can be provided from this 8"-diameter sewer main.

Although this property is partially designated as category S-6 in the County's Water and Sewer Plan, MCDPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. We will work with the property owner on a request for a service area change from S-6 to S-1 (WSSCR pending).

Sewer Service: 25829 Woodfield Road - Damascus

WSSC: #A53877X04

Property I.D.:	Lot 1, (N400), Brightview	Service Areas:	W-1 and S-6
Owner:	Alma Hughes	Property Size:	36,542 ft. ² (0.84 acre)
Map Coord.:	FX342 - 236NW10	Watershed:	Upper Great Seneca Creek
Planning Area:	Damascus		

On October 14, 2003, the DPS Well and Septic Section advised this office of a public health hazard, a failing septic system, at the subject property (see the attached memorandum). MCDPS recommended relief of this problem by connecting the site to public sewer service, due in part to the presence of a nearby sewer main across Woodfield Road (MD 124) (WSSC no. 846034A). Your office has advised that WSSC can serve the property by a non-abutting sewer connection to this 8"-diameter sewer main.

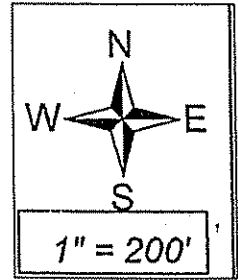
Although this property is designated as category S-6 in the County's Water and Sewer Plan, MCDPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. We will work with the property owner on a request for a service area change from S-6 to S-1 (WSSCR pending).

Sewer Service: 19205 Liberty Mill Road - Germantown

Property I.D.:	Lot 7, Block A, Robins Crest	Service Areas:	W-1 and S-1
Owner:	Jerry Merinden	Property Size:	29,862 ft. ² (0.69 acre)
Map Coord.:	EU341 - 226NW13	Watershed:	Northwest Branch
Planning Area:	Germantown		

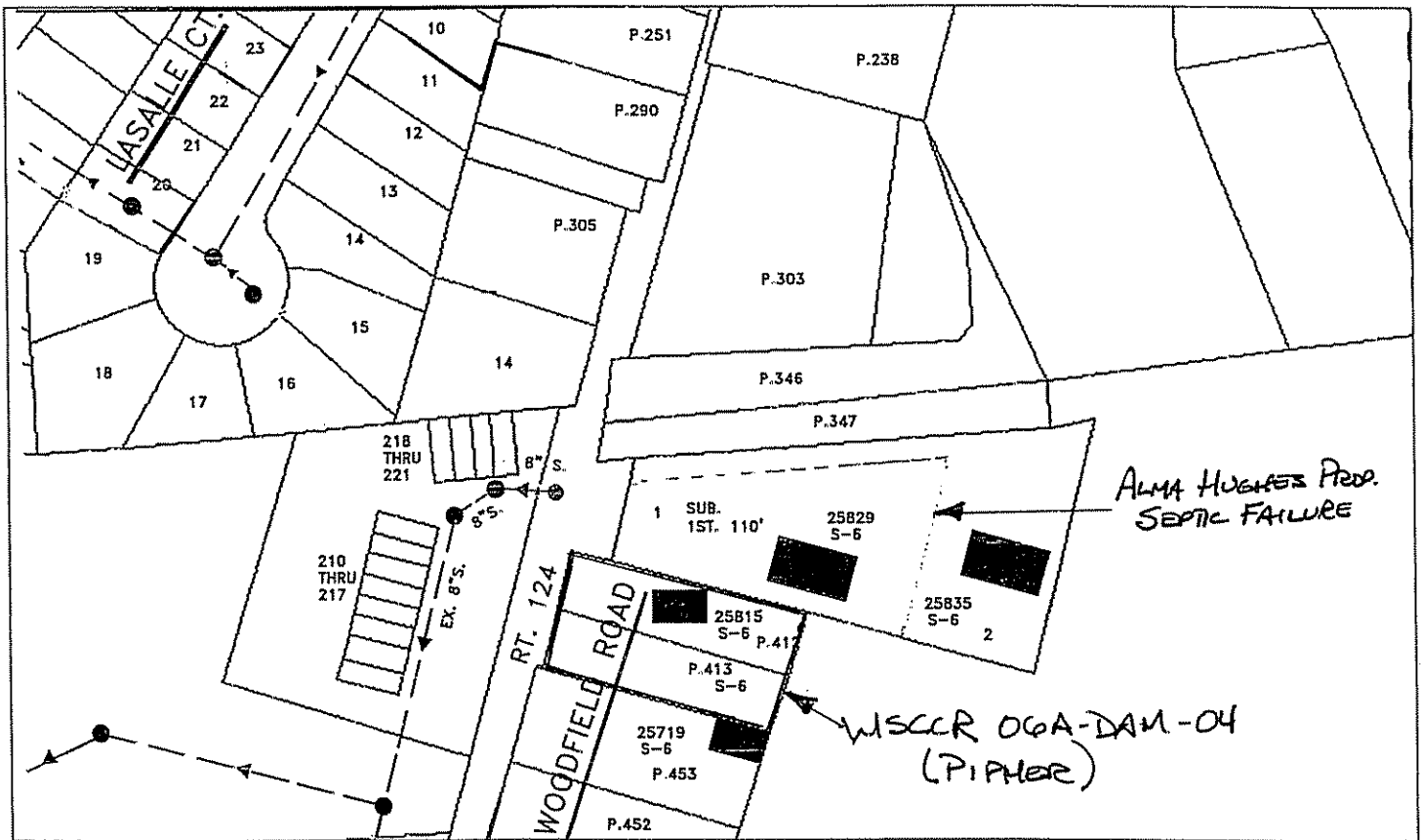
On November 17, 2003, the DPS Well and Septic Section advised this office of a public health hazard, a failing septic system, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due in part to the existing S-1 service area category and to the presence of a nearby 8-inch sewer main (WSSC no. 880031B) near Liberty Mill Road. It

ADJACENT TO 06A-DAM-04



AS3877X04

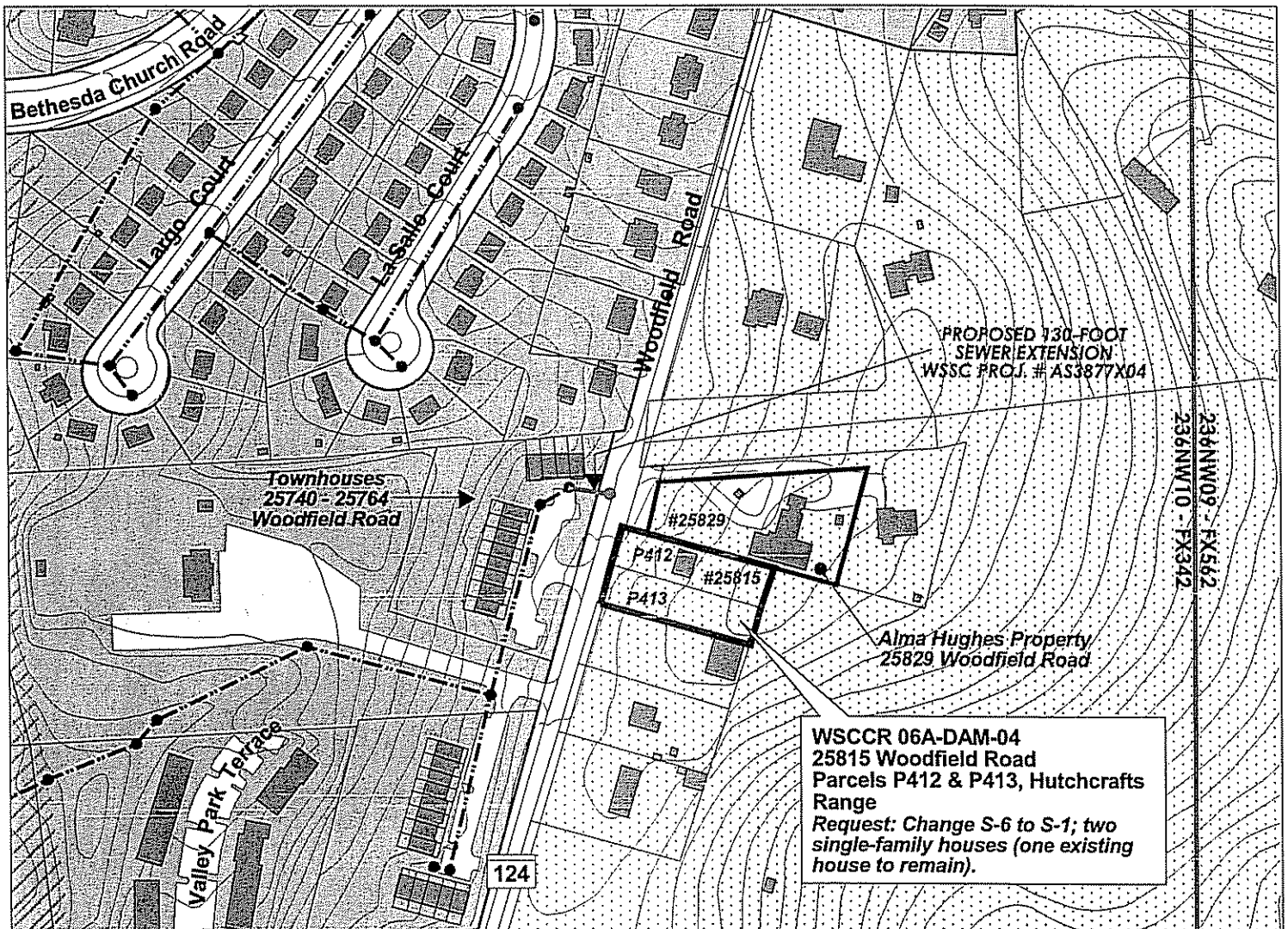
SEWER EXT. FOR HUGHES PROP.



LEGEND

PROPOSED SEWER
APPLICANTS PROPERTY

Sewer Service Area Categories Map WSSCR 06A-DAM-04 (Daniel & G.M. Pipher)



Damascus Planning Area

Upper Great Seneca Creek Watershed

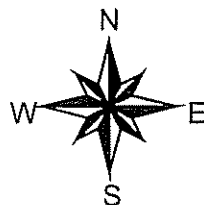


MAP LEGEND

- Property
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Sewer Manholes
- WSSC Map Grid
- Buildings
- Roads
- Topography (C.I. = 5 Feet)
- Streams
- Ponds - Lakes
- Woodlands

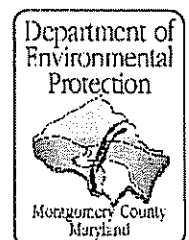
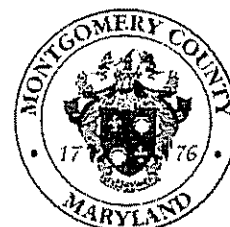
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Policy Group
5/7/06 - GIS Project File:
o:\wwteam\ccrs-pas\damascus\2006ccrs\06a-dam-04-rv=pipher=s apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

OLNEY PLANNING AREA		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCC 06A-OLN-01 Elizabeth, Thomas & Henry Hyde <ul style="list-style-type: none"> • Parcels P239, P401, P542 & P459, Snowdens Manor Enlarged • Map tile: JT121; 223NW02 • Southeast quadrant – intersection of Dr. Bird Rd. (MD 182) and Batchellors Forest Rd. • Olney Master Plan (2005) • Northwest Branch Watershed (MDE Use IV) • RNC Zone; 46.28 ac. • Existing use: 3 existing homes and open space • Proposed use: residential – 31 lots (plan no. 7-20060100) 	<div> W-6 S-6 </div> <div> W-3 S-3 </div> <p>Applicant's Explanation (excerpted – see circle pg. 21 for the full text): “... On March 15, 2005, the District Council amended and adopted the Olney Master Plan, which recommend rezoning the Property to the Rural Neighborhood Cluster (RNC) Zone. The property is proposed for residential development under the optional method of the RNC Zone, which requires public water and sewer. ... the Property contains</p>	<p><u>WSSC-Water:</u> 12" water mains abutting the site along Batchellors Forest Rd. and Dr. Bird Rd. (#66-2533B & #60-4655, respectively) can provide service to this project</p> <p><u>WSSC-Sewer:</u> Service will require a 3,500-foot main extension from an existing main located between Lehigh Rd. and Excalibur Way (#84-6158B). The extension would abut approx. 8 additional properties and would require rights-of-way. Construction would require removing trees and work along a stream.</p> <p>The 3 existing homes on the site might be served by connections or main extensions to the new sewer main extension for Good Counsel High School (#DA3408Z02), under construction.</p> <p><u>DEP note:</u> The developer's concept plan for the site proposes to use a central wastewater pump station, rather than the 3,500-foot gravity outfall sewer proposed by WSSC.</p> <p><u>DPS-Well & Septic:</u> Long-standing problems with on-site sewage disposal at intersection of Dr. Bird/Rt. 108 (as with Olney Ale House). DPS encourages planners to consider these problems when designing sewer plans for proposed development.</p>
<p>three existing homes that currently utilize private wells and septic systems. These existing homes will also be proposed for connection to the public water and sewer systems as part of the RNC optional method of development application.</p> <p>"Public water and sewer already exist in close vicinity to the Property right across Batchellors Forest Road at the Good Counsel High School site and across Dr. Bird Rd. Therefore the extension of public water and sewer to this Property and the hookup of the three existing homes will be a logical extension of existing service ..."</p> <p><u>M-NCPPC Staff:</u> The recently approved and adopted Olney Master Plan (2005) recommended rezoning this property from RE-2 to RNC, with community sewer service, if feasible, and placed it in the proposed sewer service envelope. However, it stated that "the feasibility of providing public sewer service through gravity to this property should be determined at the time of subdivision. It further stated that "putting it in the sewer envelope would not automatically entitle this property to development on public sewer."</p> <p>The Olney Master Plan envisioned providing community sewer service to properties in the Southeast Quadrant that could be served by gravity using existing sewer lines and without disturbing existing forest, stream valleys and other environmentally sensitive areas. In the Land Use Chapter, under Southeast Quadrant on Page 22 (of the Planning Board Draft), it states that, "In the Southeast Quadrant, existing sewer lines should be used to cluster development and save large areas of forest along streams and headwaters. New sewer lines should not be extended along tributaries in the western portion of the Batchellors Forest tributary above the Intercounty Connector (ICC) right-of-way because environmental benefits would not outweigh the potential impacts to the streams."</p> <p>It further states that, "A low-density cluster method... Some of the redevelopable properties are located near the existing sewer line in the Batchellors Forest tributary stream valley and should be allowed to receive community sewer service if deemed appropriate by the County Council. Those that require disturbance of stream buffers for anything other than lateral connections are not recommended for zoning requiring community sewer service."</p> <p>On Page 23, Recommendation No. 2 states: "Promote a zoning pattern that does not require off-site extensions of sewer mains in the stream valleys of Batchellors Forest tributary." In the Implementation Chapter, on page 136, last paragraph, the Plan states that, "while extension along stream valleys are designed to minimize direct environmental impacts, they can alter the characteristics of streams and stream buffer habitat and modify the natural hydrologic system due to wetland fragmentation. Lines that must cross streams or parallel them within the stream buffer can be troublesome if eroding stream channels expose sewer mains and manholes, leaving them more susceptible to damage."</p> <p>The Pre-preliminary Plan (# 7-2006-0100) for this property proposes 31 single-family clustered units under the optional method of development of the RNC Zone. WSSC has proposed to serve the 31 units by gravity through the stream valley to the east of this site. The proposed plan with 31 units is not consistent with the goal of preserving the rural character of Batchellors Forest Road, the surrounding Southeast Quadrant area, and the natural resources in the headwaters of the Northwest Branch as envisioned in the Olney Master Plan. M-NCPPC staff recommends denial of this category change request unless the WSSC determines that sewer service can be provided outside stream buffers, or the Planning Board determines the Pre-Preliminary Plan and sewer service as proposed is consistent with the Olney Master Plan. Recommendation: Deny request for S-3 as</p>		

OLNEY PLANNING AREA

proposed unless the WSSC determines that sewer service can be provided outside stream buffers consistent with their policies. Approve W-3.

County Executive Recommendation: Maintain W-6 and S-6, with approval of W-3 and S-3 conditioned on the Planning Board's approval of a preliminary plan that:

- uses the RNC optional cluster development method, and
- provides sewer service through access to existing mains to the west of the site, not through a gravity extension to the southeast towards Lehigh Rd/Excalibur Way. (WSSC#846158B).

Consistent with the provision of public water and sewer service to RNC zoned projects, the approval of W-3 and S-3 will be restricted to the area of the clustered lots and also to conservancy lots that DEP and M-NCPPC staff agree satisfy the service requirements of the zone.

Executive Staff Report: The provision of public water and sewer service to this proposed RNC development project is consistent with Water and Sewer Plan policies and with Master Plan recommendations. In order to satisfy the Master Plan's requirements, approval will require that sewer service not extend to the site from the existing main located in the Ashley Manor subdivision located downstream along the stream valley to the southeast of the site. This will likely require that sewer service will include either individual or central pumping facilities to access existing sewer mains to the west of the site. Approval of W-3 and S-3 also requires that the Planning Board approve an optional cluster method plan under the provisions of the RNC Zone.

The developer has proposed a central pumping station to serve the 31 proposed lots included in this project. WSSC will need to evaluate whether a central pumping station is preferred to individual grinder pumps for each lot. Unless sewer service can be provided without disruption of the stream valley between this site and the Ashley Manor neighborhood to the southeast, the Master Plan recommends against the RNC optional cluster method and the provision of public water and sewer service. In the event that this project proceeds to development under the RNC standard cluster method, the conditional approval of W-3 and S-3 will be withdrawn. The master plan, as referenced in the preceding M-NCPPC staff comments, supports addressing the issue of including this site within the public service envelope as part of the subdivision review process. The recommended conditional category change approval allows that process to proceed without prematurely granting approval for public service.

M-NCPPC staff have also raised concerns about the proposed number of lots for this project. The number of lots ultimately developed on this site may affect the type of pumping facilities used to serve the project. The issue of the number of lots is one that will also be addressed through the subdivision process, not the water/sewer category change.

DEP Staff Use: CCR#:

Received Date: 12/22 Fee Paid: 5000.00

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

alan.soukup@montgomerycountymd.gov

shelley.janashek@montgomerycountymd.gov

240-777 7716/-7735 ; FAX: 240-777 7765

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name SEE ATTACHED

Mailing Address _____

PROPERTY Address: (if same as above, leave blank):

Email* _____

Phone _____

FAX _____

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email* address here:

Jim Belcher, Project Manager, Loiederman Soltesz Associates, Inc., 1390 Piccard Drive, Suite 100, Rockville, MD 20850
JBelcher@LSAssociates.net

****Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.***

Applicant's Authorization:

I am the:

☐ Property Owner

☐ Owner's Authorized Representative*

Signature _____

Title* _____

Date _____

* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address SEE ATTACHED
Property's TAX ID # (please provide, if known) SEE ATTACHED
Property/Site Size SEE ATTACHED * Identification (ie, Parcel #) SEE ATTACHED
Location/Closest cross-street Dr. Bird Road
Current Use SEE ATTACHED Proposed Use SEE ATTACHED
Subdivision Plan No. & Status 720060100 DRC only - completed Preliminary Plan pending submittal

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W- 6 Requested Water Category: W - 3 OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S- 6 Requested Sewer Category: S - 3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

SEE ATTACHED

* 46. ZBA.

REZ

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer _____

WSSC Tile 223NW 52

Tax Map

Plan No.

Process

Master Plan

Planning Area

Zoning

Zoning Activity

Watershed

CSPS Subwatershed

State Watershed Use Class

GIS File

Elizabeth B. & H.H. Hyde
17305 Batchellors Forest Road
Olney, MD 20832-2713
Phone: [REDACTED]
Fax:
E-Mail:

Parcel P. 239 – Tax ID# 03220693 – 5.0 ac.
Ex. Residence
Prop. Subdivision

Parcel P. 401 – Tax ID# 00710071 – 36.93 ac.
Ex. Open Space
Prop. Subdivision

Elizabeth B. Hyde
Signature
Property Owner
Title
Dec. 7, 2005
Date

Thomas & R.N. Hyde
17115 Batchellors Forest Road
Olney, MD 20832
Phone: [REDACTED]
Fax:
E-Mail: [REDACTED]

Parcel P. 452 – Tax ID# 01779684 – 2.35 ac.
Ex. Residence
Prop. Subdivision

Thomas Hyde
Signature
Property Owner
Title
12-7-05
Date

Henry & S.M. Hyde
17125 Batchellors Forest Road
Olney, MD 20832-2709
Phone: [REDACTED]
Fax:
E-Mail: [REDACTED]

Parcel P. 459 – Tax ID # 01826308 – 2.0 ac.
Ex. Residence
Prop. Subdivision

Henry Hyde
Signature
Property Owner
Title
12/7/05
Date

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

December 20, 2005

Stephen Z. Kaufman
301.961.5156
skaufman@linowes-law.com

Via Hand Delivery

Mr. Alan Soukup
Department of Environmental Protection
255 Rockville Pike, Suite 120
Rockville, Maryland 20850

Re: Water/Sewer Service Area Category Change Request
for Parcels 239, 401, 452, and 459 Located in Olney, Maryland

Dear Mr. Soukup:

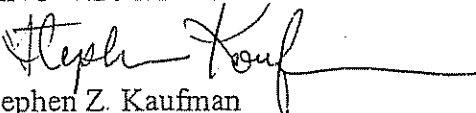
The subject property is identified as Parcels 239, 401, 452, and 459 on County Tax Map JT121/JT122 and consists of approximately 50.93 acres of land located in the southeast quadrant of Dr. Bird Road and Batchellors Forest Road in Olney, Maryland (the "Property"). On March 15, 2005, the District Council amended and adopted the Olney Master Plan, which recommends rezoning the Property to the Rural Neighborhood Cluster (RNC) Zone. Since then, the Property has been comprehensively rezoned to the RNC Zone through the sectional map amendment process. The Property is proposed for residential development under the optional method of the RNC Zone, which requires public water and sewer. Additionally, the Property contains three existing homes that currently utilize private wells and septic systems. These existing homes will also be proposed for connection to the public water and sewer systems as part of the RNC optional method of development application.

Public water and sewer already exist in close vicinity to the Property right across Batchellors Forest Road at the Good Counsel High School site and across Dr. Bird Road. Therefore, the extension of public water and sewer to this Property and the hookup of the three existing homes will be a logical extension of existing service in accordance with the recommendation of the Olney Master Plan to permit development under the RNC Zone. Accordingly, we are submitting the attached Water/Sewer Service Area Category Change Request (along with a check in the amount of \$5,000 for the filing fee) to change the existing water and sewer categories for the Property to W-3 and S-3, respectively.

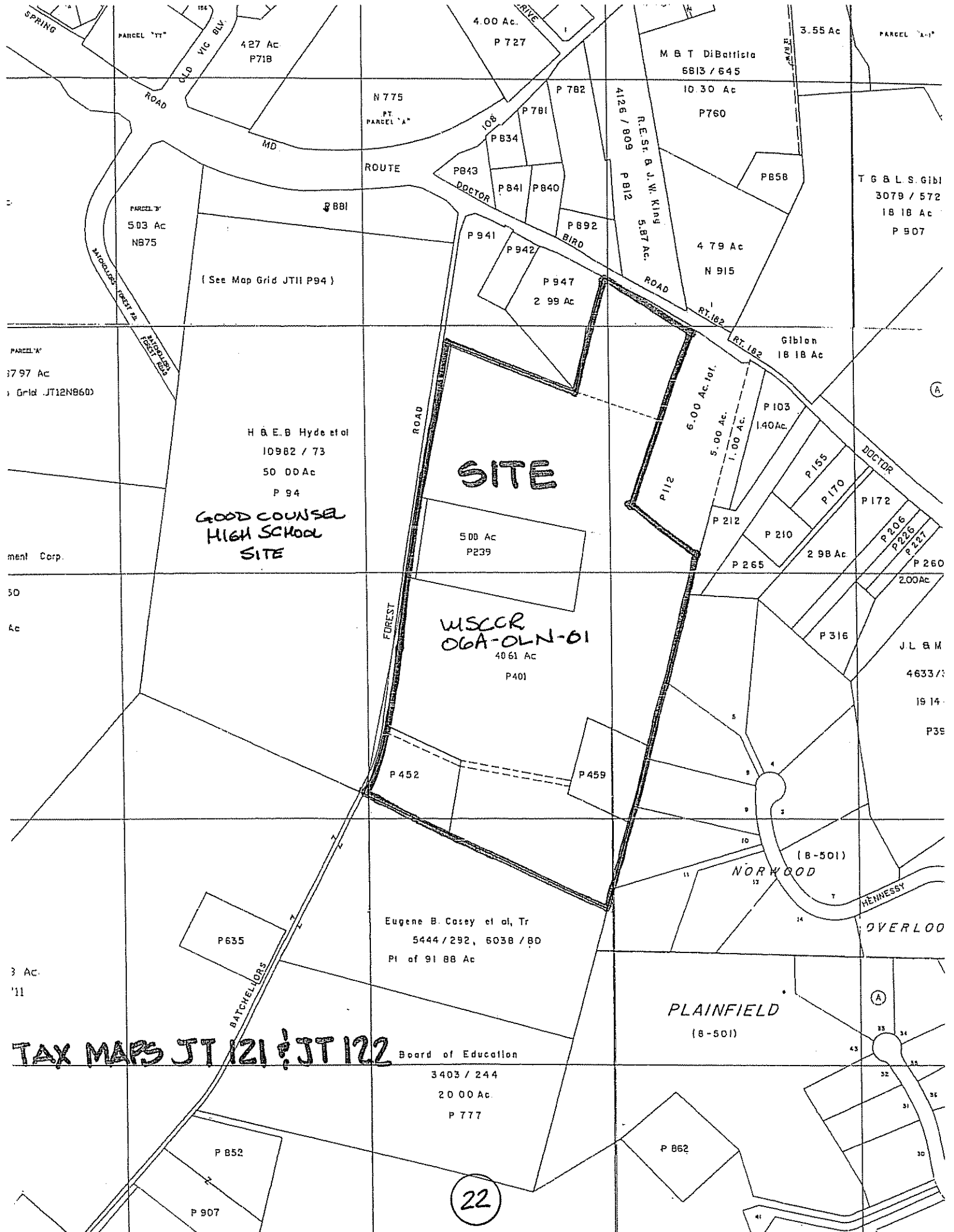
Thank you for your attention to this matter. Should you have any questions, please give me a call.

Sincerely yours,

LINOWES AND BLOCHER LLP


Stephen Z. Kaufman

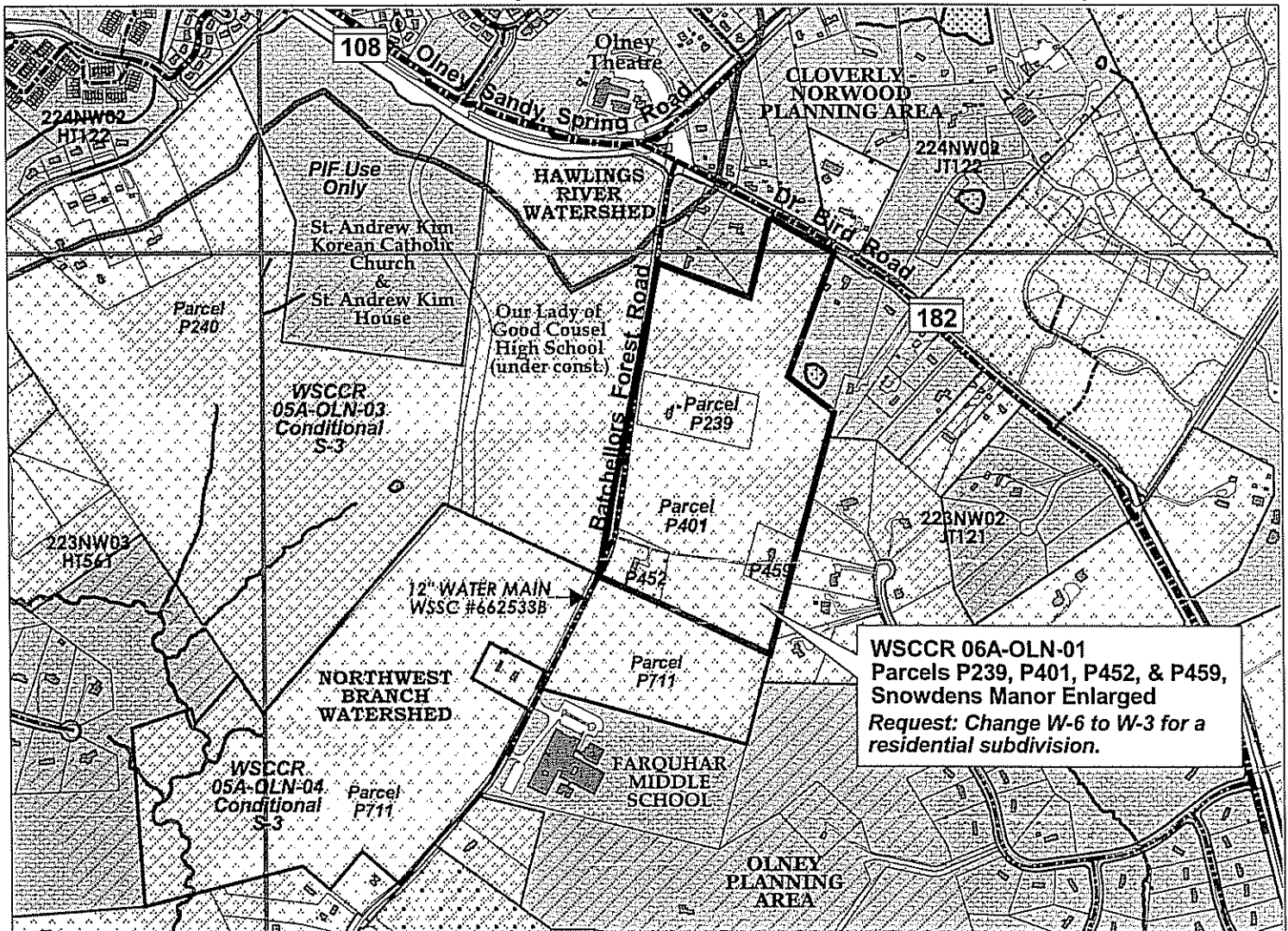
21



TAX MAPS JT 121 & JT 122

Board of Education
3403 / 244
20 00 Ac
P 777

Water Service Area Categories Map WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



WSSCR 06A-OLN-01
Parcels P239, P401, P452, & P459,
Snowdens Manor Enlarged
Request: Change W-6 to W-3 for a residential subdivision.

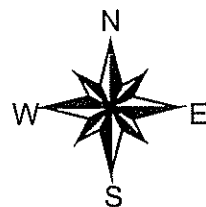
1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Water Mains**
 - 8\"- or Smaller-Dia. Mains
 - 10\" to 15\"-Dia. Mains
 - 16\"- to 24\"-Dia. (CIP) Mains
 - 30\"- to 42\"-Dia. (CIP) Mains *
 - 48\"- or Larger-Dia. (CIP) Mains *
 - * No Individual Connections
- Buildings
- Roads - Parking
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas
- County - State - Federal Parks

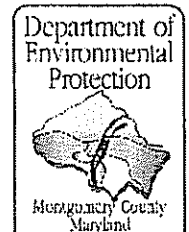
Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6



June 2003 Update
 Service Area Categories Map

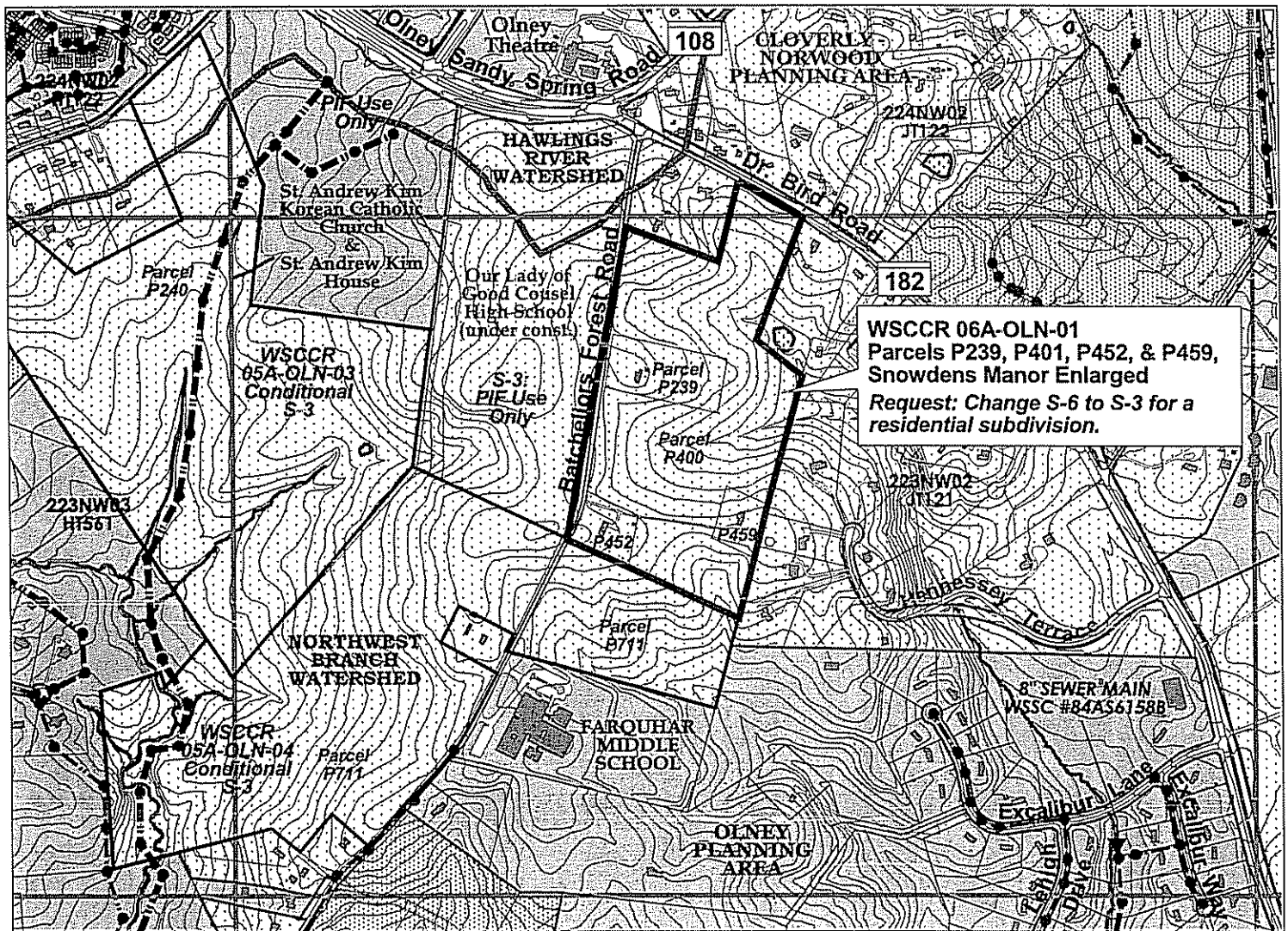
Montgomery County, Maryland
 Comprehensive Water Supply
 and Sewerage Systems Plan



Water & Wastewater Policy Group
 1/17/06 - GIS Project File:
 o:\wwteam\ccrs-pas\olney\
 2006ccrs\06a-oln-01=hyde=ws.apr

Sewer Service Area Categories Map

WSSCR 06A-OLN-01 (Elizabeth, Thomas & Henry Hyde)



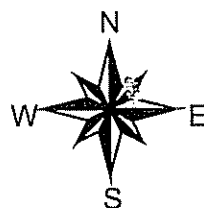
1000 0 1000 2000 3000 4000 5000 Feet

MAP LEGEND

- Property (Apr. 2005)
- WSSC/GIS Tile Grid
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6" - to 8"-Diameter Gravity Mains
 - 10" - to 14"-Diameter Gravity Mains
 - 15" - to 18"-Diameter (CIP) Trunk Mains
 - 20" - to 42"-Dia. (CIP) Mains *
 - 48" - or Larger-Diameter (CIP) Trunk Mains *
 - * No Individual Connections
- Buildings
- Roads - Parking
- Topography (C.I. = 5 Feet)
- Watersheds
- Streams
- Ponds - Lakes
- M-NCPPC Planning Areas
- County - State - Federal Parks

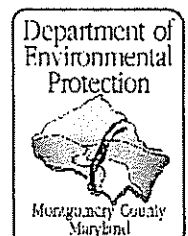
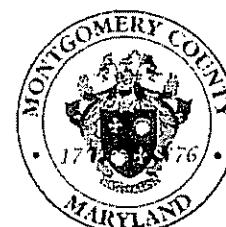
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
1/17/06 -- GIS Project File:
o:\wteam\ccrs-pas\olney\2006ccrs\06a-oln-01=hyde=ws.apr

24

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

Glen Hills Area Cases – Background: The following category change requests are for properties located in the Glen Hills area, southwest of Rockville. The 2002 Potomac Subregion Master Plan specifically addresses sewer service recommendations in the Glen Hills area, calling for the provision of public sewer service only to relieve documented public health problems, pending a study of the area's septic systems to determine the potential extent of septic problems and how to continue to support the neighborhood with on-site systems. Pending the completion of the septic system study, the master plan does not support any other provision of public sewer service in the Glen Hills area, including properties qualifying under the Water and Sewer Plan's abutting mains service policy. DEP and DPS will begin work on the study this coming summer. The completion of the study for the entire neighborhood is expected to approximately one year.

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSCCR 06A-TRV-02 Macris, Hendricks & Glascock* (for Kevin Smart) <ul style="list-style-type: none"> Circle Dr. – Outlot A, Block 7, North Glen Hills Map tile:217NW10; FR341 Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSCCR 06A-TRV-03) Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) RE-1 Zone; 2.28 ac. Existing use: vacant/open space Proposed use: residential – one new single-family house <p>*representative: James Glascock</p>	W-1 W-1/no change S-6 S-3 Applicant's Explanation: "To convey outlot to a buildable lot."	<p>M-NCPPC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) as follows: "Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures." (page 24). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</p> <p>WSSC-Sewer: Service will require an 800' sewer extension west along Circle Dr. from the 8"-dia. main at the intersection with Watts Branch Dr. (#898060A). The extension would abut as many as 5 additional properties**, and would require a right-of-way for a non-abutting connection. On-site pumping may be required.</p> <p>** DEP note: All five properties are currently designated as category S-6.</p> <p>DPS-Well & Septic: Percolation testing in 1984 and 1987 revealed failing percolation tests. This lot has not been evaluated for a sand mound septic system.</p>
WSCCR 06A-TRV-03 Macris, Hendricks & Glascock (for George Simmons) <ul style="list-style-type: none"> Circle Dr. – Parcel P721, Wickham & Pottinger Map tile:217NW10; Fr341 Northwest quadrant – intersection of Circle Dr. and Ridge Dr. (adjacent to WSCCR 06A-TRV-02) Potomac Subregion Master Plan (2002) Watts Branch Watershed (MDE Use I) RE-1 Zone; 3.41 ac. Existing use: vacant/open space Proposed use: residential – one new single-family house <p>*representative: James Glascock</p>	W-1 W-1/no change S-6 S-3 Applicant's Explanation: "To convey lot to a buildable lot."	<p>M-NCPPC Staff: Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan (2002) as follows: "Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures." (page 24). Recommendation: Deny until completion of Glen Hills study as per Master Plan.</p> <p>WSSC-Sewer: Service will require an 150' sewer extension west along Circle Dr. from the 8"-dia. main at the intersection with Watts Branch Dr. (#898060A). The extension would abut as many as 2 additional properties**.</p> <p>** DEP note: Both properties are currently designated as category S-6.</p> <p>DPS-Well & Septic: We have no record of percolation testing on this property.</p>

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
WSSCCR 06A-TRV-05 Ahmad Jamshidi & Guita Vafai <ul style="list-style-type: none"> • 9840 Watts Branch Dr. – Lot 26, Block 2, Glen Hills Sect. 3 • Map tile: 217NW10; FR341 • Southeast corner – intersection of Glen Mill Rd. and Watts Branch Dr (adjacent to WSSCCR 06A-TRV-06) • Potomac Subregion Master Plan (2002) • Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) • RE-1 Zone; 1.06 ac. • Existing use: vacant • Proposed use: residential – one single-family house 	<p>W-1 W-1/no change S- S-3</p> <p>Applicant's Explanation:</p> <p>"Current use: residential lot</p> <p>"Change in use: single family house.</p> <p>"Reason: Water table high according to the latest test (enclosed document), thus unsuitable for septic systems "</p>	<p><u>M-NCPPC Staff:</u> Proposal is not consistent with sewer service recommendations of the Potomac Subregion Master Plan as follows: "...Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures " (page 24) Category Recommendation: Deny until completion of Glen Hills study as per Master Plan unless public health problem is documented.</p> <p><u>WSSC-Sewer:</u> Service will require a 8000' sewer main extension east along Glen Mill Rd. from the Piney Branch Trunk Sewer (#898066B) The extension would abut 4 additional properties*. This extension (#AS3279Z02) previously received a conceptual approval for service to the Lynch property (WSSCCR 04A-TRV-01 - denied).</p> <p><i>* DEP note: Of these four, three are already served and one is a County park.</i></p> <p><u>DPS-Well & Septic:</u> This property failed water table testing in 2004. DEP Note: DPS staff added in a later e-mail to DEP that the lot could be tested for a sand mound septic system.</p>
WSSCCR 06A-TRV-06 Ahmad Jamshidi & Guita Vafai <ul style="list-style-type: none"> • 12500 Circle Dr. – Lot 27, Block 2, Glen Hills Sect. 3 • Map tile: 217NW10; FR341 • Southeast corner – intersection of Glen Mill Rd. and Circle Dr. (adjacent to WSSCCR 06A-TRV-05) • Potomac Subregion Master Plan (2002) • Watts Branch Watershed; Piney Branch subwatershed (MDE Use I; Mont. Co. SPA) • RE-1 Zone; 0.92 ac. • Existing and proposed use: residential – one single-family house 	<p>W-1 W-1/no change S- S-3</p> <p>Applicant's Explanation: "Soil testing has confirmed that the existing septic system is installed in ground water and thus failing "</p> <p>DPS has documented a health problem on the site. DPS has been requested to investigate a potential on-site solution to the documented health problem. Sewer can be provided within the street right of way, crossing a largely unforested portion of the stream buffer adjacent to Glen Hills Local Park. Because much of the lot is forested, it is possible that more trees may be affected by an on-site solution than the sewer extension. If the sewer service extension is not approved, any removal of trees on the lot would require a small land disturbance permit and specimen trees would have to be protected</p> <p>Category Recommendation: Approve S-3 since this has a documented public health problem, unless there is an on-site solution that does not require the removal of trees on the property.</p> <p><u>WSSC-Sewer:</u> Service will require a 650' sewer main extension east along Glen Mill Rd. from the Piney Branch Trunk Sewer (#898066B) The extension would abut 3 additional properties*. This extension (#AS3279Z02) previously received a conceptual approval for service to the Lynch property (WSSCCR 04A-TRV-01 - denied)</p> <p><i>* DEP note: Of these three, two are already served and one is a County park.</i></p> <p><u>DPS-Well & Septic:</u> The owner has applied to install an innovative drip septic system – the septic permit to install the system will be issued once a consent agreement has been recorded in the land records.</p>	<p><u>M-NCPPC Staff:</u> The proposed category change is consistent with sewer service recommendations of the Potomac Subregion Master Plan as follows: "...Until a policy is developed, restrict further sewer service extensions in Glen Hills to properties with documented public health problems resulting from septic system failures." (page 24)</p>

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

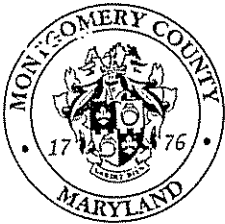
County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

TRAVILAH PLANNING AREA: GLEN HILLS AREA REQUESTS		
Amendment No./Applicant (Owner)	Applicant's Request/Explanation	Reviewing Agency Comments (Main extensions are non-CIP sized unless specified.)
Property Location & Information	Service Area Categories:	
Proposed/Existing Development	Existing Requested	

County Executive Recommendation: Deny all four sewer category change requests; maintain S-6.

Executive Staff Report: Generally, Water and Sewer Plan policies do not support the provision of public sewer service to properties zoned RE-1, such as these in Glen Hills. Given the recommendations included in the 2002 Master Plan (see above), we can only recommend the approval of public sewer service in this neighborhood for cases that involve documented public health problems. (DEP and DPS are preparing to begin the sanitary survey requested by the Master Plan; see the preceding discussion). Three of the four properties included in the preceding requests are unimproved; therefore, they cannot have a public health problem. The fourth property (06A-TRV-06, 12500 Circle Dr) has been documented by DPS with a septic system failure. However, DPS is prepared to approve a permit for an on-site innovative septic system that will, at least for now, resolve the septic failure. Information provided by DPS shows that this replacement septic system will be installed in the front yard of the property, minimizing the need to remove existing trees on the site. Therefore, this property does not currently need public sewer service to resolve the health issue. None of these four requests are currently in a status that would allow for the approval of a category change for public sewer service.

In the event that the sanitary survey process results in a recommendation for and, ultimately, the approval of, public sewer service, the County will initiate appropriate sewer category changes to address those areas of the neighborhoods that will need public sewer service.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center, 255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
Telephone No.: 240-777-7716/7735, FAX No.: 240-777-7715

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

PROPOSED AMENDMENT TO THE
MONTGOMERY COUNTY, MARYLAND
TEN-YEAR COMPREHENSIVE WATER
SUPPLY AND SEWERAGE SYSTEMS PLAN

Type or print all information.

Please read the accompanying instructions
before or at least as you fill out this application.

= MCDEP-WMD Receipt Date =

= MCDEP-WMD Staff Use Only =

WSSCR 06A-TRV-02
Water _____ Sewer ☒
GIS Tile 217NW10
Tax Map FB34
Plan No. 7
Process CANCEL

APPLICANT

Name Macris, Hendricks & Glascock, P.A.
Address 9220 Wightman Rd Ste 120
Montgomery Village, MD 20886
Telephone 301-670-0840
Fax 301-948-0693
e-mail JGLASCOCK(A)MHGP29.COM

Applicant's Authorization: Check one of the following boxes as applicable: ☐ Property Owner ☐ Contract Purchaser*
☒ Owner's/Purchaser's Authorized Representative* (*see below)

Signature [Signature]
Date 8/18/05

PROPERTY OWNER

Name Kevin Smart
Address 12915 Circle Dr
Rockville, MD 20850
Telephone [REDACTED]
Fax [REDACTED]
e-mail [REDACTED]

Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature [Signature]
Date 8-15-05

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 82"x11" copy of the state tax map with the subject property(ies) highlighted.

Address Circle Dr Property/Site Size Outlot A/99,358sf
Identification 02827206 EL. DIST 4
Location Rockville
Existing Use Vacant Proposed Use Residential
Subdivision Plan No. & Status _____

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-1 Requested Water Category W-
Existing Sewer Category S-6 Requested Sewer Category S-3

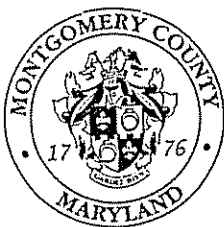
REASON FOR THIS CATEGORY CHANGE REQUEST

To convey outlot to a buildable lot.

Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan POTOMAC SUBREG. (2002)
Planning Area TRAVILAN
Zoning PC-1
Zoning Activity NONE
Watershed WATTS BR.
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Rockville Center, 255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
Telephone No.: 240-777-7716/-7735; FAX No.: 240-777-7715

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

PROPOSED AMENDMENT TO THE
MONTGOMERY COUNTY, MARYLAND
TEN-YEAR COMPREHENSIVE WATER
SUPPLY AND SEWERAGE SYSTEMS PLAN

Type or print all information.

Please read the accompanying instructions
before or at least as you fill out this application.

= MCDEP-WMD Receipt Date =

= MCDEP-WMD Staff Use Only =

WSSCR D6A-TRV-03
Water _____ Sewer ☒
GIS Tile 217 NW10
Tax Map F2341
Plan No. _____
Process Council

APPLICANT

Name Macris, Hendricks & Glascock, P.A.
Address 9220 Wightman Rd Ste 120
Montgomery Village, MD 29885
Telephone 301-670-9840
Fax 301-948-0693
e-mail mhgpa.com JGLASCO JGLASCO@MHGPA.COM

Applicant's Authorization: Check one of the following boxes as applicable: ☐ Property Owner ☐ Contract Purchaser*
☐ Owner's/Purchaser's Authorized Representative* (*see below)

Signature James C. Glascock
Date 8/26/05

PROPERTY OWNER

Name George Simmons
Address 6053 White Flint Drive
Frederick, MD 21702
Telephone [REDACTED]
Fax [REDACTED]
e-mail [REDACTED]

Property Owner's Authorization: The applicant listed above is authorized to pursue a service area category change on my behalf for the property(ies) described on this application.

Signature George Simmons
Date Aug. 26, 2005

PROPERTY/SITE DESCRIPTION AND DEVELOPMENT

Note: Attach an 82"x11" copy of the state tax map with the subject property(ies) highlighted.

Address Circle Drive, Rockville, MD 20850
Identification 000546005 00054605
Location Corner of Circle Dr and Ridge Drive
Existing Use Vacant
Subdivision Plan No. & Status _____
Property/Site Size P721/3.41 Ac
El. D. 1.1
Proposed Use Residential

WATER AND SEWER SERVICE AREA CATEGORIES

Existing Water Category W-1
Existing Sewer Category S-6
Requested Water Category W-1
Requested Sewer Category S-3

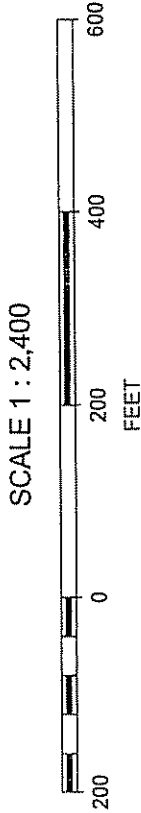
REASON FOR THIS CATEGORY CHANGE REQUEST

to convey lot to a buildable lot

Note: Continue on a separate page or attach a letter, if necessary

= MCDEP-WMD Staff Use Only =

Master Plan POTOMAC SUBREG. (2002)
Planning Area TRAVILAH
Zoning RE-1
Zoning Activity NDNE
Watershed WATTS BR.
CSPS Subwatershed _____
State Watershed Use Class I
GIS File _____

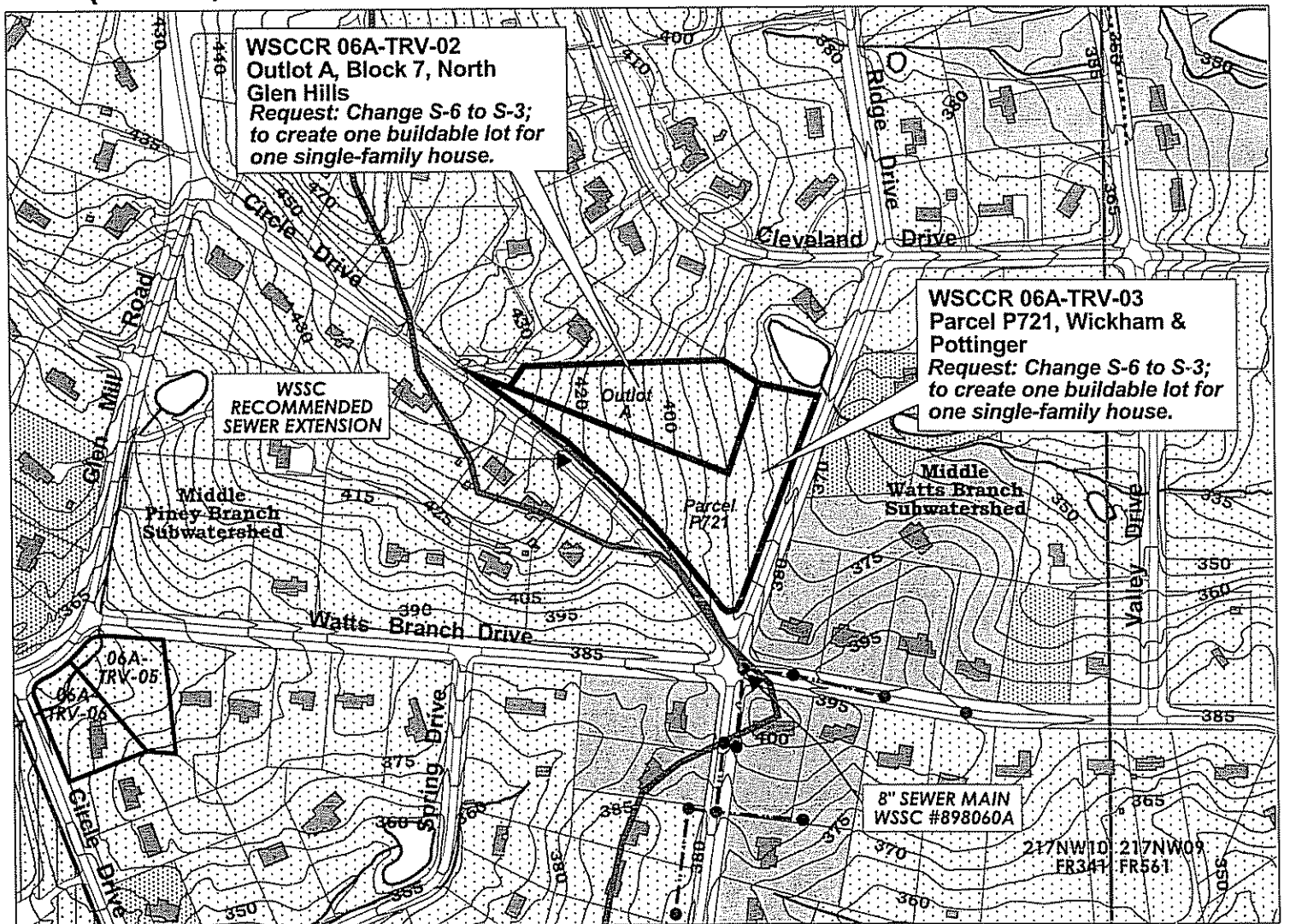


SCALE 1:2,400

217 NW 10



Sewer Service Area Categories Map: WSCCRs 06A-TRV-02 & -03 (Macris, Hendricks & Glascock / Kevin Smart & George Simmons)



Travilah Planning Area

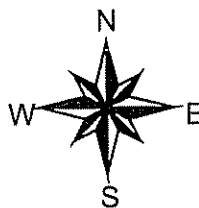
Watts Branch Watershed

500 0 500 1000 1500 Feet

MAP LEGEND

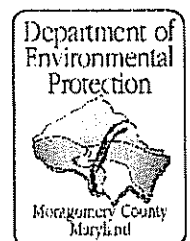
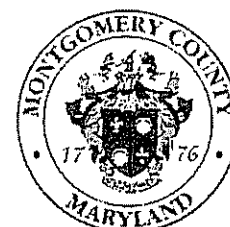
- Property
- WSSC Tile Grid
- Sewer Manholes
- Sewer Mains**
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Buildings - Structures
- Roads - Parking
- Topography (C.I. = 5 Feet)
- Watts Branch Subwatersheds
- Streams
- Lakes - Ponds - Larger Streams
- Parks

- Sewer Categories (June 2003)**
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Policy Group
4/10/05 - GIS Project File:
o:\wwteam\ccrs-pas\travilah\2006ccrs\06a-trv-02-03=mh&g-smart-simmons=s apr

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

alan.soukup@montgomerycountymd.gov

shelley.janashek@montgomerycountymd.gov

240-777 7716/-7735 ; FAX: 240-777 7765

RECEIVED

NOV 07 2005

BY:

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST

Proposed amendment to the Montgomery County Ten-Year Water Supply and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart. The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name Ahmed Jamshide & Guila Vefai

Mailing Address 12500 Circle Dr., Rockville, MD 20850

PROPERTY Address: (if same as above, leave blank):

9840 Walk Branch Dr.
Rockville, MD 20850

Email* [REDACTED]

Phone (w/area code) [REDACTED] [REDACTED]

FAX [REDACTED]

Tax ID
00076954

If you would like an engineer or attorney advised of the status of this request, please list name, company name, job title, address, and Email* address here:

**Please provide an Email address for all parties: Email is our standard method of communication and notification. If you don't have access to Email, please provide complete mailing address and weekday phone number.*

Applicant's Authorization:

I am the:

☒ Property Owner

☐ Owner's Authorized Representative*

Signature Ahmed Jamshide

Title* _____

Date 11-07-05

* If signing as owner's representative, you must state on the Title line the legal capacity in which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address 9840 Watts Branch Dr., Rockville, MD 20850

Property's TAX ID # (please provide, if known) 76 954

Property/Site Size 46,170.00 SF Identification (ie, Parcel #) _____

Location/Closest cross-street Glen Mill Rd.

Current Use Residential Lot Proposed Use Single family house

Subdivision Plan No. & Status Lot 26, Block 2, Dist 4, Sub add, class R 053

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W- _____ Requested Water Category: W - OR No Change ☐ Multi-Use ☐ Shared ☐

Current Sewer Category: S- 3 Requested Sewer Category: S - 3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Current Use : Residential lot
change in use : Single family house

Reason: Water Table high according to the latest Test
(enclosed document), thus unsuitable for septic
systems

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water _____ Sewer ☒

WSSC Tile 217NW110

Tax Map FR341

Plan No. _____

Process COUNCIL

Master Plan POTOMAC SUBAREA (2002)

Planning Area TRAVILAH

Zoning RE-1

Zoning Activity _____

Watershed WATTS BR. (PINEY BR.)

CSPS Subwatershed SPA

State Watershed Use Class I-

GIS File _____

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
alan.soukup@montgomerycountymd.gov
shelley.janashek@montgomerycountymd.gov
240-777 7716/7735 ; FAX: 240-777 7765

HCH
2/2 letter
attached
Cancel

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name Ahmed Jamshidi & Guita Vafai

Mailing Address 12500 Circle Dr., Rockville, MD 20850

PROPERTY Address: (if same as above, leave blank):

Same as above

Email* [REDACTED]

Phone (H) [REDACTED]

FAX [REDACTED]

Tax ID
00079126

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email* address here:

**Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.*

Applicant's Authorization:

I am the:

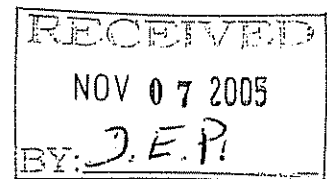
☒ Property Owner

☐ Owner's Authorized Representative*

Signature Ahmed Jamshidi

Title* _____

Date NOV-7-05



* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address 12500 Circle Dr., Rockville, MD 20850
Property's TAX ID # (please provide, if known) 79/26
Property/Site Size 40186 SF Identification (ie, Parcel #) _____
Location/Closest cross-street Glen Mill Rd.
Current Use Single Family House Proposed Use The same no change
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-____ Requested Water Category: W-____ OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Soil Testing has confirmed that the existing septic system is installed in ground water and thus failing.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water

Sewer ☒

WSSC Tile

~~SEE~~ 06A-TRV-05

Tax Map

Plan No.

Process

Master Plan

Planning Area

Zoning

Zoning Activity

Watershed

CSPS Subwatershed

State Watershed Use Class

GIS File



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

MEMORANDUM

WSSCR O&A-TRV-06

October 27, 2005

TO: Alan Soukup
Water and Waste Management
Montgomery County Environmental Protection

From: John Hancock *JH*
Well and Septic Section
Montgomery County permitting Services

Subject: Request for Sewer Connection
12500 Circle Drive
Tax Map Grid FR41
WSSC Grid 217 NW 10

Ahmad Jamshidi, one of the owners of the structure at the location noted above, has requested our assistance in obtaining an expedited sewer connection. Soil testing has confirmed that the existing septic system is installed in groundwater and thus failing. The property is S-6 Sewer Category and a sewer mainline extension will be necessary. If I can be of further assistance please contact me at 240-777-6318.


Cc: Ahmad Jamshidi



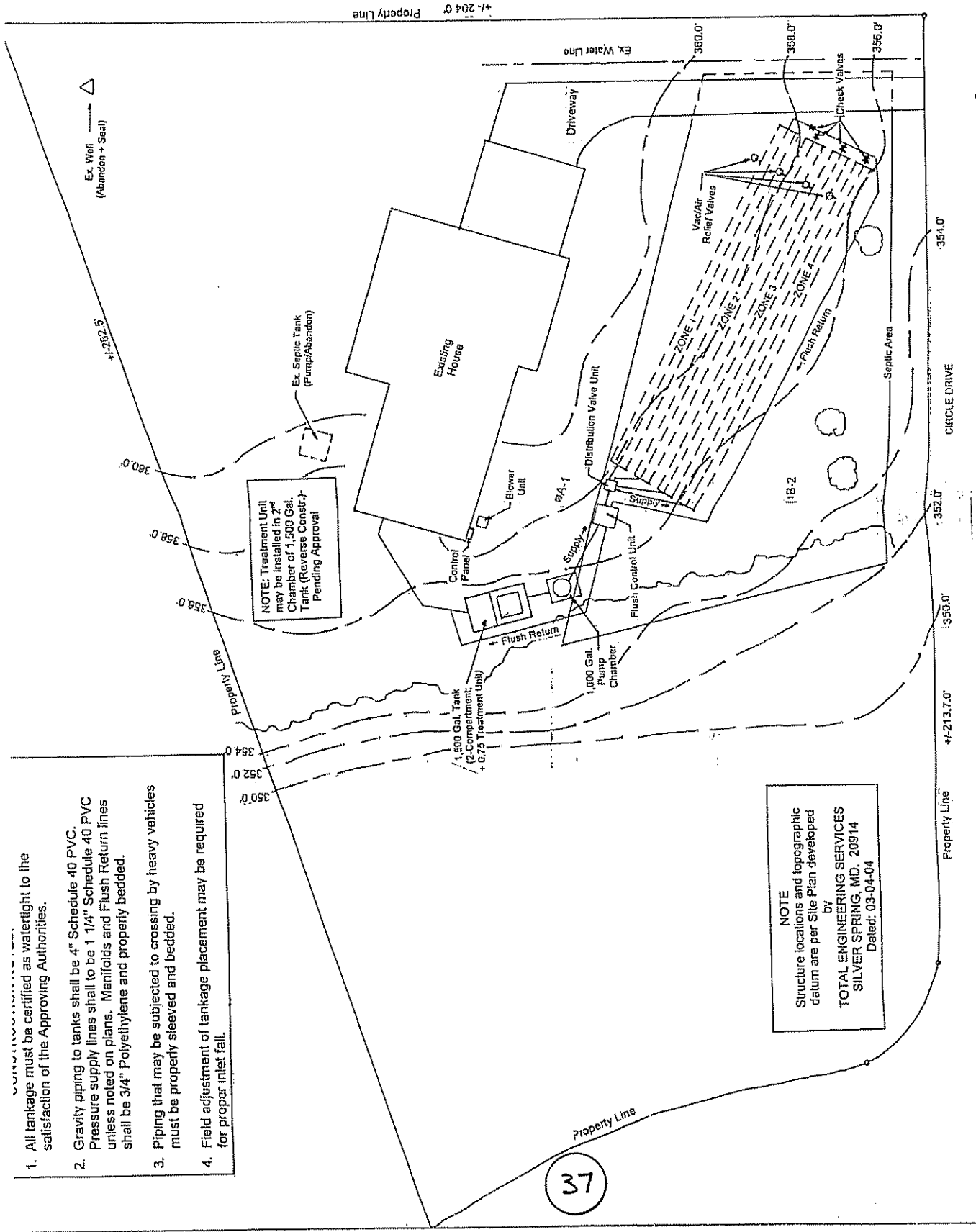
DATE 2.02.2006

SCALE 1:20

JMR ENVIRONMENTAL SYSTEMS DESIGNS
 4138 Rinehart Road - Westminster, MD 21156
 Phone/Fax: 410-346-7386



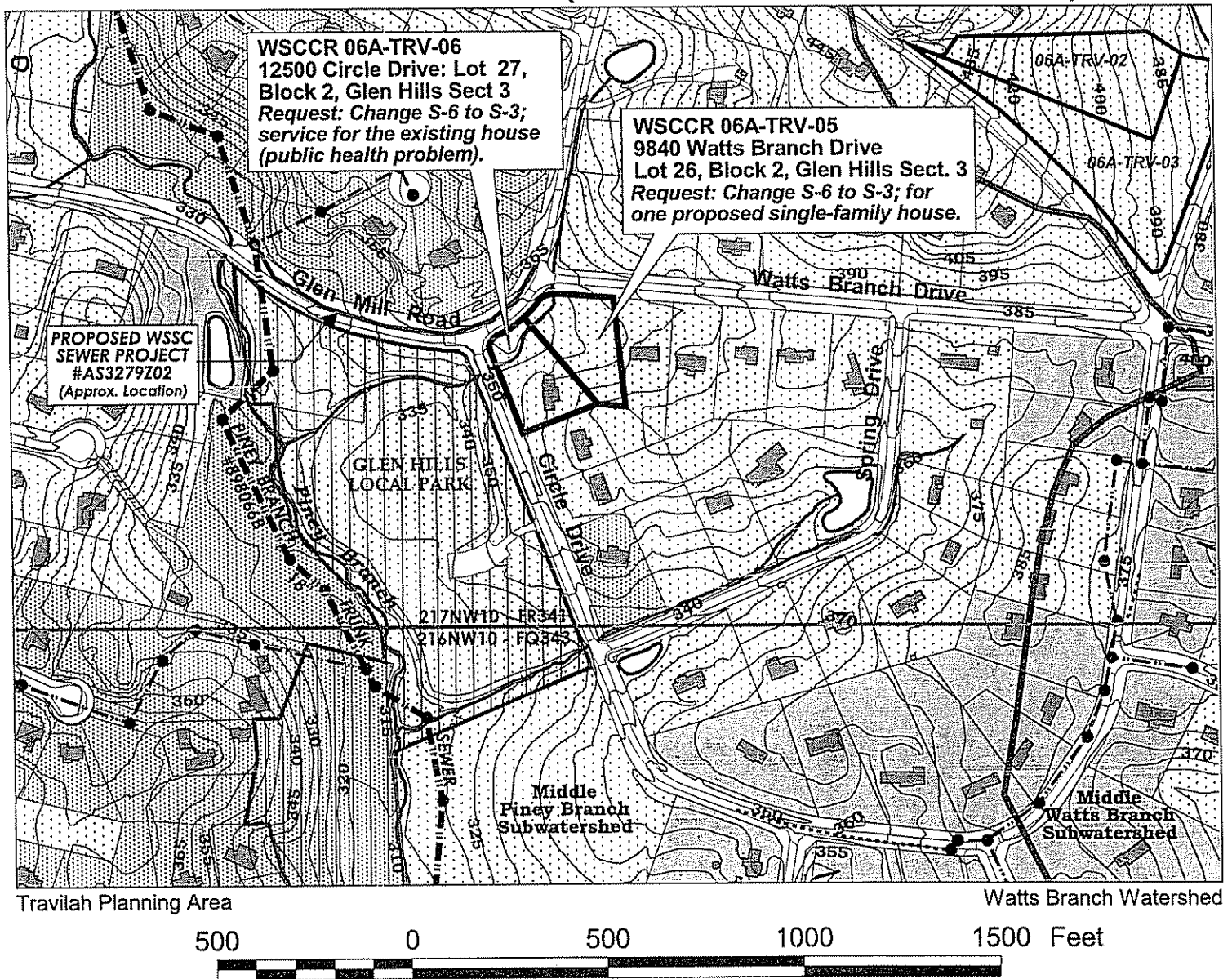
Waste Water System Design Plan
 INNOVATIVE DRIPLINE SYSTEM
 for
 Mr. Ahmad Jamshidi
 12500 Circle Drive
 Rockville, MD 20850



VISER 06A-TRV-06

1. All tankage must be certified as watertight to the satisfaction of the Approving Authorities.
2. Gravity piping to tanks shall be 4" Schedule 40 PVC. Pressure supply lines shall be 1 1/4" Schedule 40 PVC unless noted on plans. Manifolds and Flush Return lines shall be 3/4" Polyethylene and properly bedded.
3. Piping that may be subjected to crossing by heavy vehicles must be properly sleeved and bedded.
4. Field adjustment of tankage placement may be required for proper inlet fall.

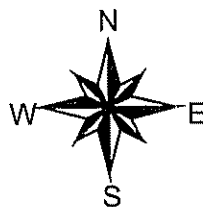
Sewer Service Area Categories Map WSSCRs 06A-TRV-05 & -06 (Ahmad Jamshidi & Guita Vafai)



MAP LEGEND

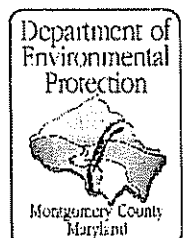
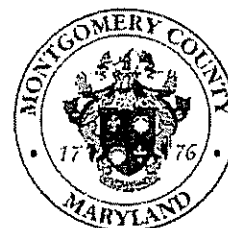
- Property
- WSSC Tile Grid
- Sewer Manholes
- Sewer Mains
 - Small-Diameter, Low-Pressure Mains
 - 6"- to 8"-Diameter Gravity Mains
 - 10"- to 14"-Diameter Gravity Mains
 - 15"- to 42"-Diameter (CIP) Trunk Mains
 - 48"- or Larger-Diameter (CIP) Trunk Mains
- Buildings - Structures
- Roads - Parking
- Topography (C.I. = 5 Feet)
- Watts Branch Subwatersheds
- Streams
- Lakes - Ponds - Larger Streams
- Parks

- Sewer Categories (June 2003)
- S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water and Wastewater Policy Group
4/12/05 -- GIS Project File:
o:\wwteam\ccrs-past\travilah\2006ccrs\
06a-trv-05-06=jamshidi-vafai=s.apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

Potomac MP Peripheral Sewer Service Case – Background: Under the updated 2002 Potomac Subregion Master Plan, sewer service to low-density development (typically zoned RE-1 or RE-2) in the master plan area is almost completely constrained, following the policy directions established in the Water and Sewer Plan. However, the new master plan does allow for a very limited expansion of sewer service at the edges the recommended public sewer envelope. In order to be considered for sewer service under the master plan's guidance, properties must be located at the edge of the recommended public service envelope and must not require sewer extensions which affect streams or stream buffer areas. The master plan emphasizes sewer main extensions, if required, that can be located within public rights-of-way. Some portions of the master plan area are restricted from this exception to the general sewer service policies, due to either environmental concerns or the expected limitations of public sewerage systems

TRAVILAH PLANNING AREA		
Amendment No./Applicant (Owner) Property Information Development	Applicant's Request/Explanation: Service Area Categories Existing Requested	Reviewing Agency WSSC and DPS Comments (WSSC Main extensions are non-CIP sized unless specified.)
WSSCR 06A-TRV-07 Carole and Donald Dell <ul style="list-style-type: none"> • 12200 Stoney Creek Rd. • Parcel P 165, Beall Mount • Map tile: 215NW12; EQ562 • West side of Stoney Creek Rd. south of Wetherfield La. • Potomac Subregion Master Plan (2002) • Watts Branch Watershed (MDE Use I) • RE-2 Zone; 17.29 ac. • Existing use: agricultural/residential • Proposed use: 8-lot single-family residential subdivision 	<p>W-6 W-3 S-6 S-3</p> <p>Applicant's Explanation: "Current use is rural/agricultural. Owner would like to consider subdivision for 8 single-family lots. Septic systems for several lots may not be possible due to environmental constraints. Sewer is now located within 140 feet of this property in Stoney Creek Rd. The required extension for sewer and water would be within the right-of-way of Stoney Creek Rd."</p>	<p>WSSC-Water: Service will require a 500' main extension north along Stoney Creek Rd. from an existing 16" main (#898318A). The extension would about 4 additional properties. The extension will need to be program size: 16"-diameter.</p> <p><i>DEP note: Although program sized, the required water extension does not necessarily need to be approved in the WSSC CIP. At only 500' in length, the extension could be considered a local service main, not a capital program project.</i></p> <p>WSSC-Sewer: Service will require a 2000' main extension northwest along Stoney Creek from the existing 8" main near River Rd. (#951169A). The extension would about 8 additional properties and require rights-of-way. Construction may require removing trees and temporary disruption of wetlands and a stream valley.</p>
	<p>The applicant's proposal to extend sewer along Stoney Creek Rd. will not provide gravity sewer service to this project because of the topography of the site.</p> <p>DPS-Well & Septic: Steep slopes could be problematic for the approval of 8 septic areas. The property does have one approved 10,000 square foot septic area.</p> <p>M-NCPPC Staff: The development proposal, as stated by WSSC, is not consistent with the sewer service recommendations of the Potomac Subregion Master Plan as follows: "... Help to protect water quality in the Stoney Creek subwatershed of Watts Branch by requiring that sewer main extensions ... be located along River and Stoney Creek Roads, rather than along the stream valley." (page 23) Recommendation: Since WSSC indicates that the sewer should be provided in the stream valley, deny S-1. Approve W-1 since it can be provided via the road ROW.</p>	

County Executive Recommendation: Approve W-3. Deny request for S-3; maintain S-6.

Executive Staff Report: The provision of public water service to the site is consistent with water and sewer plan policies for service to "large lot" properties (generally properties zoned RE-1, RE-2, and RC). Approval of W-3 is also consistent with master plan recommendations for water service. WSSC advises that water service can be provided by a main extension along Stoney Creek Rd. We support the approval of category W-3.

Water and Sewer Plan policies do not support the provision of public sewer service for areas zoned RE-2, unless otherwise recommended in the local master plan. The 2002 Potomac Master Plan does not specifically support an exception to this policy for this site. Therefore, we recommend denial of the request for category S-3.

We do not believe that the master plan recommendation for the provision of sewer service to properties at the

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

TRAVILAH PLANNING AREA

edge of the recommended sewer service envelope should apply in this case. Although the subject site does abut the recommended sewer service envelope, it does so at the rear of the property along the Stoney Creek valley. The extension of public sewer service to this property does not complete or finish a portion of the Potomac public sewer service envelope; rather, it appears to substantially expand sewer service in an area recommended for lower density development. The applicant has cited concerns over development of this property using septic systems due to potential environmental constraints. Certainly, the steep slopes along Stoney Creek at the rear of the property present such a constraint. However, the master plan generally recognizes that development in lower-density areas will indeed be subject to environmental constraints, resulting in less than a maximum zoned lot yield.

WSSC would prefer to extend a 2000-foot main extension from Watts Branch along Stoney Creek to serve this property. The applicant proposes a 140-foot main extension along Stoney Creek Rd to serve the property, a concept WSSC does not support because of the need for pumping systems to serve most, if not all, of the site. The Master Plan specifically recommends *against* sewer construction along the Stoney Creek valley, a recommendation we support.

envelope is irregular, established by demand rather than by plan. Voids within the envelope and irregular boundaries along its perimeter abound. Although this Master Plan generally recommends against the continued provision of community sewer service to low-density (RE-1 and RE-2) areas, it does support limited approvals for community sewer service for the low-density areas within the envelope and along its currently-established edge. The focus of this limited service and expansion should be on properties which already abut existing or proposed mains and on properties which can be served by sewer extensions within public rights-of-way. Main extensions that would disrupt streams and their undisturbed buffer areas should be avoided. Any approvals granted along the currently-established edge should not be cited as justification for expanding the sewer service envelope beyond the limits recommended in this Plan.

Sewer Service Recommendations

- Provide community sewer service in the Subregion generally in conformance with *Water and Sewer Plan* service policies. This will generally exclude areas zoned for low-density development (RE-1, RE-2, and RC) not already approved for service from further extension of community service.

"PERIPHERAL" SEWER
SERVICE POLICY

Allow for the limited provision of community sewer service for areas zoned RE-1 and RE-2 within and at the periphery of the proposed sewer service envelope. (See Foldout Map D.) Exclude from this peripheral service policy properties adjacent to and in the vicinity of the Palatine subdivision and the lower Greenbriar Branch properties, and all properties within the Piney Branch Subwatershed, the Darnestown Triangle, and the Glen Hills Area (until completion of the study described on page 24, which will evaluate whether this exclusion should continue in the future). Emphasize the construction of sewer extensions, if needed, along roads rather than through stream valleys.

STONEY CR.
POLICY

Help to protect water quality in the Stoney Creek subwatershed of Watts Branch by requiring that sewer main extensions to serve the few properties approved for community service be located along River and Stoney Creek Roads, rather than along the stream valley.

- Deny the provision of community sewer service to the areas zoned R-200 near the intersection of River and Seneca Roads.

Glen Hills Area

The Glen Hills area consists of several established subdivisions with lots generally at least one acre in size. Most of the lots were established in the 1950's and 60's using septic systems. At that time, septic standards did not include septic buffers, water table testing, multiple depth testing, and the consideration of fractured rock. The Department of Permitting Services (MCDPS) has raised concerns about the periodic septic failures which occur in the neighborhood because subsurface conditions often do not allow for replacement systems which satisfy current septic regulations. This Plan supports a study of the septic failures in Glen Hills to develop the measures necessary to ensure

DEP Staff Use; CCR#: 06A-TRV-07
Received Date: 1-20-06 Fee Paid: 1250.00

encl

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166
alan.soukup@montgomerycountymd.gov
shelley.ianashek@montgomerycountymd.gov
240-777 7761/7735 ; FAX: 240-777 7765

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart.
The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner: CAROLE Donald L. Dell et al (encl)
Name Carole and Donald Dell
Mailing Address 12200 Stonewall Creek Rd
Potomac, MD 20854
PROPERTY Address: (if same as above, leave blank):
12010 Stonewall Creek Rd
Potomac, MD 20854
Email* [REDACTED]
Phone [REDACTED]
FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list
name, company name, job title, address, and Email* address here:

Charles Crimsley PE (301) 230 5881
Landmark Engineers encl 1 landmarkctg@aol.com
Rockville, MD

*Please provide an Email address for all parties: Email is our standard method of
communication and notification. If you don't have access to Email, please provide complete
mailing address and weekday phone number.

Applicant's Authorization:

I am the:

- ☒ Property Owner
☐ Owner's Authorized Representative*

Signature Donald L. Dell Carole Dell
Title* Trustee in fact

Date January 20, 2006

* If signing as owner's representative, you must state on the Title line the legal capacity in
which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a
corporation, partnership, or LLC. Please note, a contract purchaser may not file a category
change application.

2) Property/Site Description and Development:

Address 12010 Strong Creek Rd, Potomac MD 20854
 Property's TAX ID # (please provide, if known) 1606 0039 5825
 Property/Site Size 17.29 Ac Identification (ie, Parcel #) Parcel P165 Like/Fol
 Location/Closest cross-street 2500' Monticelli River Rd 1239/19
 Current Use Agricultural Proposed Use Residential - Single family detached
 Subdivision Plan No. & Status not yet filed CRE 2
 (Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 OR No Change ☐ Multi-Use ☐ Shared ☐
 Current Sewer Category: S-6 Requested Sewer Category: S-3 OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

Current use is rural / agricultural. Owner ~~may~~ would like to consider subdivision for 8 SFO lots. Septic systems for several lots may not be possible due to environmental constraints. Sewer is now located within 140 ft of this property on Strong Creek Rd. The required elevation for sewer and water would be within the right of way of Strong Creek Rd.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water ☒ Sewer ☒

WSSC Tile 215NW12

Tax Map EQ 562

Plan No. —

Process COUNCIL

Master Plan POTOMAC SUBAREA (2002)

Planning Area TRAVILAH

Zoning RE-2

Zoning Activity —

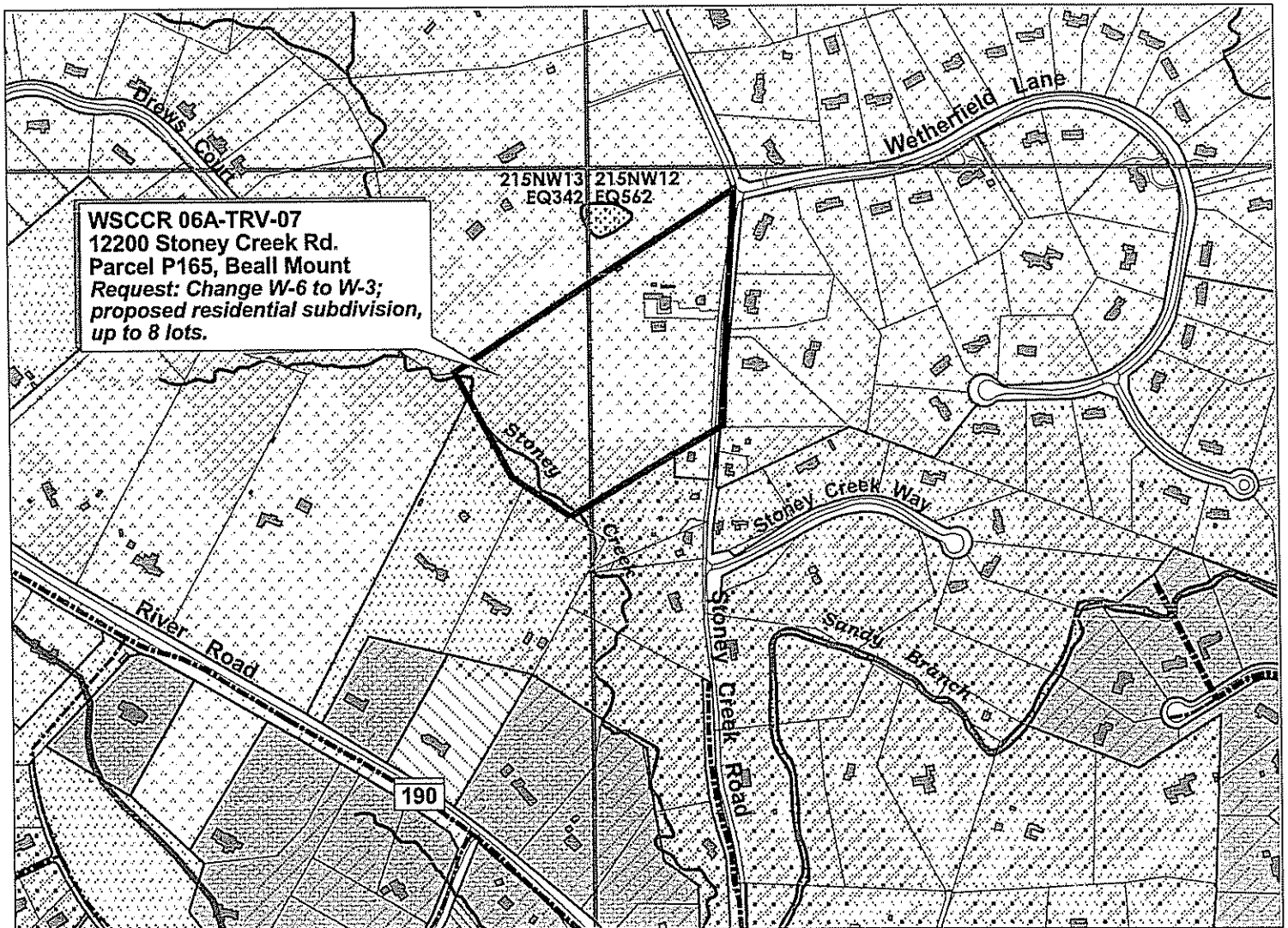
Watershed WATB BR (STONEN CR.)

CSPS Subwatershed

State Watershed Use Class I

GIS File

Water Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



Travilah Planning Area

Watts Branch Watershed

500 0 500 1000 1500 2000 2500 Feet

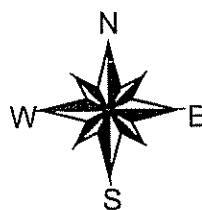
MAP LEGEND

- Property
- WSSC Map Grid
- Water Mains**
 - 8"- or Smaller-Dia. Mains
 - 10" to 15"-Dia. Mains
 - 16"- to 24"-Dia. (CIP) Mains
 - 30"- to 42"-Dia. (CIP) Mains *
 - 48"- or Larger-Dia. (CIP) Mains *
- * No Individual Connections

- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands

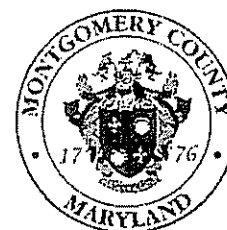
Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6



June 2003 Update
Service Area Categories Map

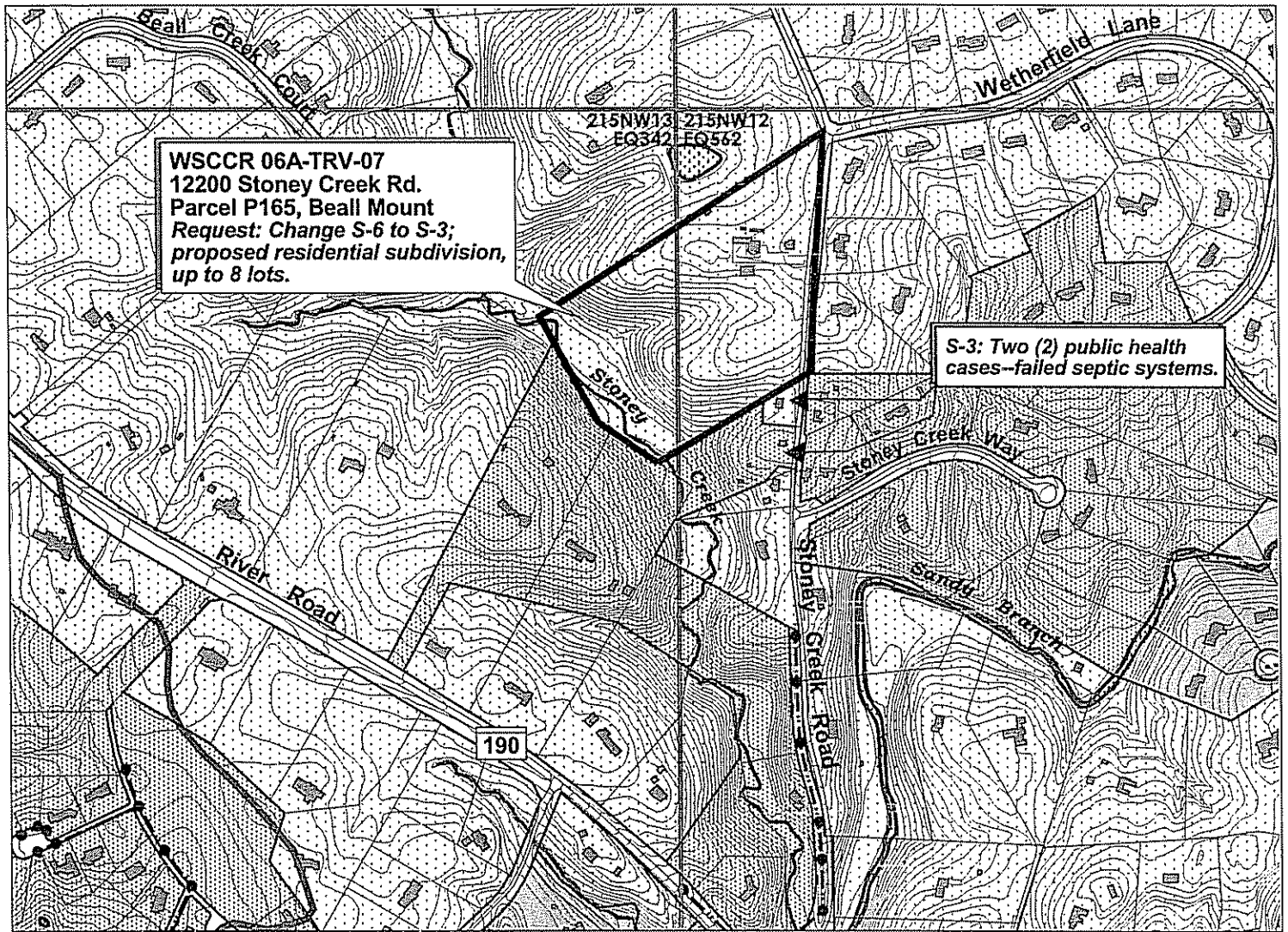
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
2/1/06 - GIS Project File:
o:\wwteam\ccrs-pas\travilah\
2006ccrs\06a-trv-07=dell=ws apr

44

Sewer Service Area Categories Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



Travilah Planning Area

Watts Branch Watershed

500 0 500 1000 1500 2000 2500 Feet

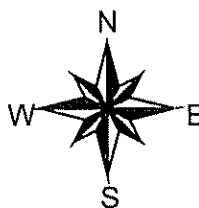
MAP LEGEND

- Property
- WSSC Map Grid
- Sewer Manholes
- Sewer stretch as built.shp
- Small-Diameter, Low-Pressure Mains
- 6" - to 8" -Diameter Gravity Mains
- 10" - to 14" -Diameter Gravity Mains
- 15" - to 42" -Diameter (CIP) Trunk Mains
- 48" - or Larger-Diameter (CIP) Trunk Mains

- Buildings
- Roads
- Topography (C.I. = 5 Feet)
- Watersheds
- Streams
- Ponds - Lakes

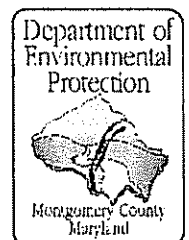
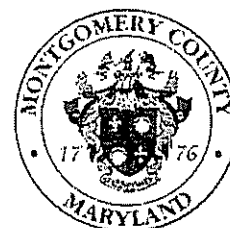
Sewer Service Area Categories (6/03)

- S-1
- S-3
- S-4
- S-5
- S-6



June 2003 Update
Service Area Categories Map

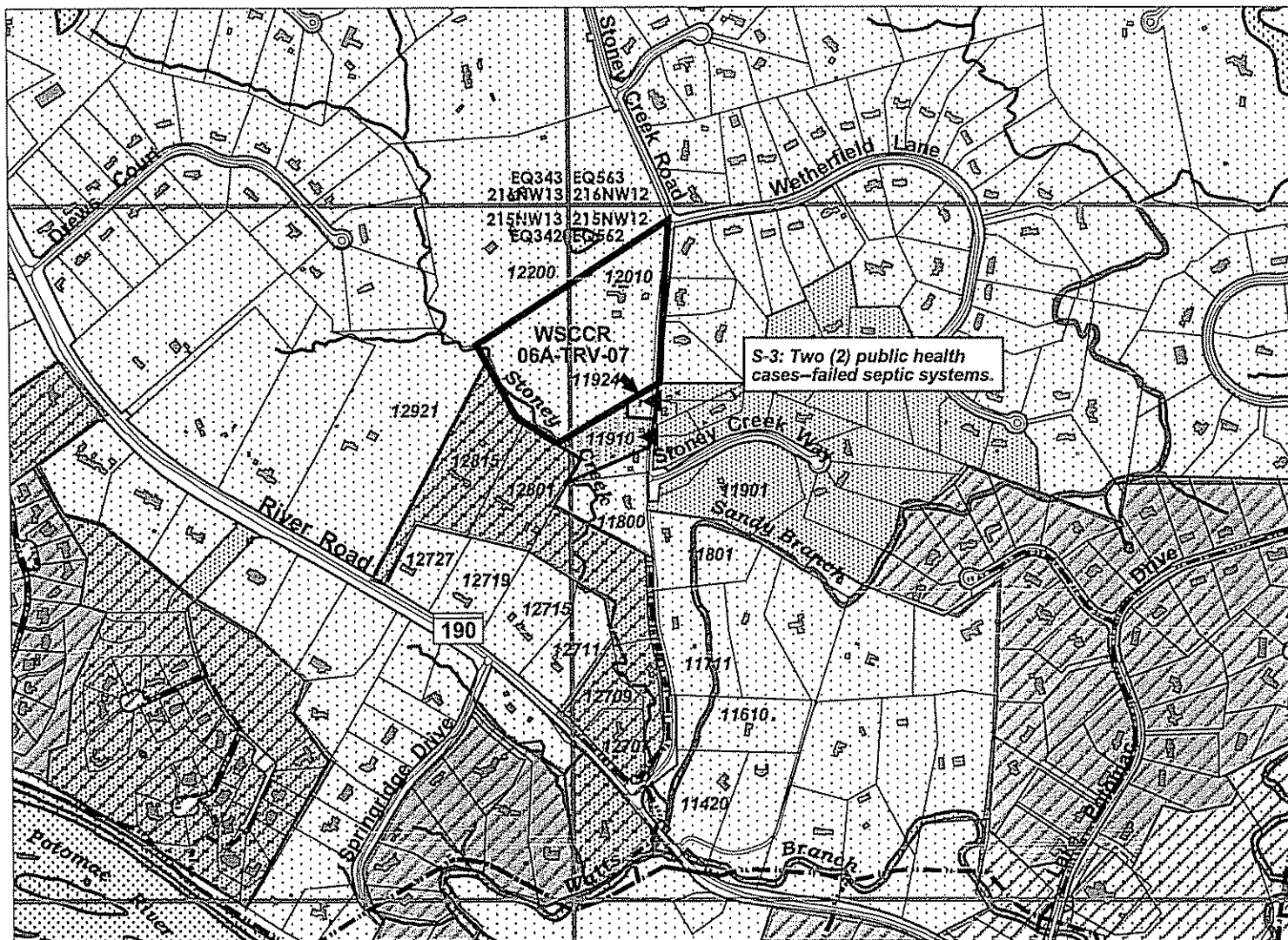
Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
2/1/06 - GIS Project File:
o:\wwteam\ccrs-pas\travilah\
2006ccrs\06a-trv-07=dell=ws.apr

45

Master Plan Recommended Public Sewer Envelope Map WSSCR 06A-TRV-07 (Carole & Donald Dell)



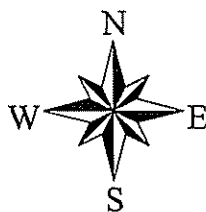
Travilah Planning Area

Watts Branch Watershed



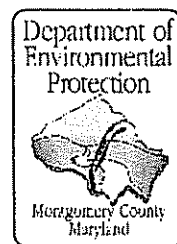
MAP LEGEND

- Property
- WSSC Map Grid
- Sewer Mains
- Buildings
- Roads
- Streams
- Ponds - Lakes
- Public Health Problem Cases
- 2002 Potomac Subregion Master Plan Recommended Public Sewer Envelope
- Sewer Service Area Categories (6/03)
 - S-1
 - S-3
 - S-4
 - S-5
 - S-6



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
2/1/06 - GIS Project File:
o:\wwteam\ccrs-pas\travilah\
2006ccrs\06a-trv-07=dell=ws apr

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

Private Institutional Facility (PIF) Cases – Background: The following map amendment involves a proposal from a non-profit group, or what the Water and Sewer Plan defines as private institutional facility (PIF). The PIF policy in the Plan creates the *limited opportunity* for exceptions to the Plan's general public service policies, allowing the provision of public water and/or sewer service for PIF uses where other residential or commercial development could not normally qualify for such service. However, recent category change amendments addressed under the PIF policy have raised questions about the use of this special service policy, especially in the rural areas of the county. (See circle pgs. 48-50 for the text of the PIF policy)

The County Council recently reviewed the recommendations of an interagency working group formed to address the Council's concerns such as public water and sewer service, imperviousness and watershed protection, and land use priorities with regard to private institutional uses. The Council chose to amend the PIF policy based on the working group's recommendation. The changes to the policy—which prohibit the provision of public service water and sewer for PIFs in the County's Rural Density Transfer (RDT) Zone—affect the consideration of this request.

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA		
Amendment No./Applicant (Owner) Property Location & Information Proposed/Existing Development	Applicant's Request/Explanation Service Area Categories: Existing Requested	Reviewing Agency Comments (WSSC Main extensions are non-CIP sized unless specified.)
WSSCR 06A-BEN-02 Clarksburg Church of God * <ul style="list-style-type: none"> • 23900 Clarksburg Rd. – Parcel P233, Old & New Laid Tomahawk • Map tile: 233NW13; EW342 • West side of Clarksburg Rd. opposite Piedmont Rd. (Snowden Farm Pkwy.) • Clarksburg Master Plan (1994) • Little Bennett Creek (MDE Use III) and Little Seneca Cr. (MDE Use IV) Watersheds • RDT Zone; 2.37 ac • Existing & Proposed use: existing house of worship and rectory <p>*representative: The Rev. Calvin Lilliston</p>	<div> W-6 W-3 S-6 S-6/no change </div> <p><u>Applicant's Explanation:</u> "WSSC water hook-up for existing church parcel. We need water hook-up for existing problems of wells in area ... several homes already have no water. We need the status change so we can have access to water when our well fails. The current use of the site is a place of worship."</p>	<p><u>M-NCPPC Staff:</u> <u>Preservation of Agriculture and Rural Open Space Master Plan (1980):</u> "Deny public water and sewer services to areas designated for agricultural preservation that utilize the Rural Density Transfer Zone (RDT)," p. 59—emphasis from original. However, due to public health concerns, water has been approved for existing improved properties with failing wells which are adjacent to water mains in the RDT zone, as is the case for this property.</p> <p>The County Council recently approved an amendment to the Private Institutional Facility provisions of the Comprehensive Water Supply and Sewerage Plan prohibiting the extension of water and sewer to such uses in the Rural Density Transfer Zone.</p>
	<p>While this request is not inconsistent with the master plan, it is at odds with the most recently adopted policies. This issue deserves discussion as part of the update of the Comprehensive Water Supply and Sewerage Plan.</p> <p>Category Recommendation: Deny W-3 category request or defer action until this issue is discussed as part of the update of the Comprehensive Water Supply and Sewerage Plan.</p>	
	<p>WSSC-Water: Water service will require a 700' main extension from the existing 12"-dia main at Piedmont Rd. (#DA1729V96). The extension is conceptually approved for water service to Clarksbrooke Estates (#AW3588X03) to relieve failed wells.</p> <p>DEP Note: <i>This project is already under construction and is by now likely completed. DEP advised WSSC to provide a water service connection for the applicant—at the applicant's financial risk—as part of the new main construction. This does not grant the applicant any status with regard to the requested water category change.</i></p> <p>DPS-Well & Septic: A new well and septic system permit was issued and approved in 1967. DPS has not found any evidence well water quantity problems for this property.</p>	

County Executive's Recommendation: Defer action on the W-3 category request, pending completion of the on-going sanitary survey for properties along Clarksburg Rd.

Executive Staff Report: DEP and DPS are currently conducting a sanitary survey of wells and septic systems for properties in this vicinity, located along Clarksburg Rd., north of Piedmont Rd. The survey was prompted by

COMPREHENSIVE WATER SUPPLY AND SEWERAGE SYSTEMS PLAN AMENDMENTS

County Executive's Transmittal Packet – May 2006: Map Amendment Summary Information Table

PRIVATE INSTITUTIONAL FACILITY (PIF) CASES – BENNETT & LITTLE BENNETT WATERSHEDS PLANNING AREA

DPS reports of failed wells for three properties in the immediate vicinity of the Clarksburg Church of God. DPS' review of existing records for the church does not reveal any current problems with the water supply from the church's well. However, in the event that DEP recommends, and the County Council agrees, that a public health problem designation needs to be established in the Water and Sewer Plan for this neighborhood, the church may be included, and therefore eligible for public water service. Because the establishment of a health problem area will affect our recommendation with regard to the church's request for W-3, consideration of the church's request should be deferred pending completion and evaluation of the sanitary survey.

We cannot recommend the approval of category W-3 (or W-1) for this site under the recently revised provisions of the Private Institutional Facilities Policy (PIF). The Council's action under CR 15-1234 eliminates the possibility of the use of public water and/or sewer service for PIF uses in the RDT zone, except in the event of a public health problem. Although an existing water main directly abuts the property along Clarksburg Rd., potentially qualifying the church for a single water hookup under the abutting mains policy, the current PIF policy does not support the provision of public water service for a PIF use located in the RDT zone.

Adopted by the County Council November 18, 2003 (CR 15-396)
Revised by the County Council November 29, 2005 (CR 15-1234)

II. POLICIES FOR THE PROVISION OF WATER AND SEWERAGE SERVICE

E. Special Policies for Water and Sewer Service -- In addition to the preceding general service policies, the County Council has adopted specific policies for the provision of community water and/or sewer service which create exceptions to the general service policies. The Council has also adopted service recommendations in local area master plans which create exceptions to the general service policies.

4. Community Service for Private Institutional Facilities -- This Plan defines private institutional facilities (PIFs) as buildings constructed for an organization that qualifies for a federal tax exemption under the provisions of Section 501 of Title 26 of the United States Code (Internal Revenue Service). The provision of community water and/or sewer service to such facilities shall be addressed on a case-by-case basis by the following policies:

a. Facilities Located Within the Community Service Envelopes -- For private institutional facilities located within the acknowledged water and/or sewer envelopes, service area category changes may be approved by DEP through the administrative delegation process (Section V.F.1 a.: Consistent with Existing Plans). For a specific site, the acknowledged water and sewer service envelopes may differ due to the general water and sewer service policies (Section II.D.) included in this Plan.

b. Facilities Located Outside the Community Service Envelopes -- For existing or proposed PIF uses located outside the acknowledged water and/or sewer envelopes, the County Council shall consider requests for the provision of community service for PIF uses according to the following criteria:

i. Sites Abutting Existing Water and/or Sewer Mains -- For cases where existing or approved water or sewer mains abut or will abut a property, service area category amendments may be approved for sites with an existing PIF use and for sites proposed for a new or relocating PIF use, excluding those zoned RDT (see subsection iii).

ii. Sites Requiring New Water and/or Sewer Mains Extensions -- For cases where the provision of community service for a PIF use requires new water and/or sewer mains, the following criteria shall apply:

- For existing PIF uses, service area category amendments may be approved for sites (excluding those zoned RDT, see subsection iii) only where required water and/or sewer main extensions do not threaten to open undeveloped land to development contrary to the intent of the relevant local area master plan.
- For new or relocating PIF uses, service area category amendments may be approved for sites (excluding those zoned RDT, see subsection iii) where required water and/or sewer main extensions will abut only properties which are otherwise eligible for community service under the general policies of this plan.

iii. Sites Zoned Rural Density Transfer -- To help preserve the integrity of the land-use plan for the County's agricultural reserve, neither community water nor sewer service shall be used to support existing or proposed PIF uses within the Rural Density Transfer (RDT) Zone. This prohibition shall apply to all PIF cases regardless of whether public service requires either new main extensions or only service connections to an existing, abutting main. The only exception allowed to this prohibition is to allow for community service to relieve health problems caused by the failure of on-site systems, as documented by the Department of Permitting Services (DPS). In the case of a public health problem, DEP and DPS staff will need to concur that the provision of community service is a more reasonable alternative to a replacement of the failed on-site system, either by standard or alternative/innovative technologies. WSSC and DEP staff will need to concur that the provision of community service is technically feasible.

RDT Policy

c. Main Extensions for PIF Uses -- Main extensions outside the acknowledged community service envelopes, where required, shall be designated "Limited Access" consistent with the Limited Access Water and Sewer Mains policy (see Section III A 2). Where community sewer service for a PIF use will be provided by low-pressure mains, those mains shall be dedicated only to that PIF use and generally not eligible for additional service connections. The County and WSSC may make limited exceptions to this requirement to allow for the relief of failed septic systems, where such service is technically feasible

PIF uses may receive service from limited access water or sewer mains where the Council has specifically approved access to those mains. The provision of community service under this policy shall not be used as justification for the connection of intervening or nearby lots or parcels if they would not otherwise be entitled to connect to community systems.

Under its Systems Extension Permit (SEP) process, WSSC now requires that all commercial and institutional service applicants construct and pay for the community systems main extensions needed to serve their projects. In cases where more than one PIF use proposes to locate on a site requiring a pump and low-pressure main extension, WSSC requires that each institutional facility have a separate pump and pressure main system. The County and WSSC shall not support the provision of community sewer service for a PIF use where that service will require a WSSC-owned and operated wastewater pumping station which does not also support community sewer service for other non-PIF uses consistent with the service policies of this Plan.

d. PIF Uses in Existing Residential Structures -- The Council may deny service area category amendments for PIF uses located outside the acknowledged water and/or sewer envelopes where main extensions are required for private institutional facilities seeking community service for existing residential structures. This could result in the extension of community water and/or sewer service for structures which would not otherwise be eligible for such service, and which could return to residential use.

e. PIF Policy Directions -- The Council originally adopted a Water and Sewer Plan service policy addressing PIF uses with three primary goals in mind:

- To continue to support, where the provision of community service is reasonable, the county's private institutional facilities, which the Council recognized as having an important role in their communities and for their residents;
- To provide more objective and consistent criteria in evaluating PIF cases; and
- To limit the potential impact of water and sewer main extensions outside the community service envelopes to support PIF uses.

The PIF policy has accomplished the preceding goals, at least to some extent. However, it has also created unintended concerns, involving complex relationships between differing public policies and affecting private institutions needing space to locate and grow within an often fiercely competitive Real Estate market. This makes less costly land, usually located outside of the community water and sewer service envelopes and zoned for lower-density development, more attractive to institutional uses. Among the concerns which have come to the attention of both the County Council and County agency staff are the following:

- The policy has resulted in the clustering of PIF uses at the edge and outside of the acknowledged community water and/or sewer service envelopes.
- The policy has facilitated the siting of PIF uses on properties where the institutional use and its ancillary needs, especially parking, can create imperviousness far in excess of that normally resulting from residential uses, leaving little open space and creating water quality problems.
- The policy has facilitated the siting of PIF uses within the county's RDT-zoned agricultural reserve areas.

- The policy has promoted speculative interest in sites because of their potential ability to satisfy the PIF policy requirements, not because a specific private institution has a need for that site.
- The policy does not provide guidance concerning institutional subdivisions, where two or more PIF uses subdivide and locate on an existing property approved for community service.
- The policy can not address issues beyond the scope of the Water and Sewer Plan, such as community compatibility, traffic congestion, and alternate facility uses.

An interagency PIF policy working group has reviewed the PIF policy and other County regulations and ordinances, with particular attention to the preceding issues. The PIF policy as amended in this Water and Sewer Plan contains changes from the original PIF policy which address some of these concerns. Among these are a policy preventing publicly-funded support for community service to PIF uses where WSSC pumping facilities would be required, and a prohibition against providing community service to PIF uses in the Rural Density Transfer (RDT) Zone. In addition, the working group has recommended to the County Council impervious area limits for most land uses in lower-density rural and rural estate zones to help limit the environmental impacts often associated with institutional development within these zones.

The preceding policies focus on community water and sewer service for institutional uses. The working group also recognized that a prohibition on community service in the RDT Zone could result in an increase in PIF project proposals using multi-use on-site systems. The County needs to ensure that these on-site systems can provide long-term, sustainable service for their users in order to avoid the need to provide community service to relieve on-site system failures (see Section III.B.2.).

Water and Sewer Plan Recommendation

The County needs to recognize that the recommendations from the PIF Working Group represent the first efforts in addressing the community and environmental effects of large commercial and institutional land uses, especially those [[which]] that locate with the rural part of the county. At the least, the working group will need to follow up periodically to consider 1) the effectiveness of these recommendations, 2) public and development industry concerns with regard to the County's policies, and 3) the need for additional or alternative actions.

V. PROCEDURES FOR ADOPTING AND AMENDING THE WATER AND SEWER PLAN

D. Filing Individual Service Area Category Change Requests

2. Application Requirements for PIF Category Change Requests -- In cases involving service area category amendments for private institutional facilities (PIFs – see Section II.C.4.), the institution seeking to use the property must act as the category change applicant. If a site is proposed for two or more PIF uses, then at least one of the proposed institutions must act as the applicant. PIF applicants need to include a confirmation of their tax-exempt status as part of their category change request.

RECEIVED

MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
255 Rockville Pike, Suite 120, Rockville, Maryland 20850-4166

JAN 18 2006

240-777 7716/7735 ; FAX: 240-777 7765

Environmental
Protection

WATER/SEWER SERVICE AREA CATEGORY CHANGE REQUEST
Proposed amendment to the Montgomery County Ten-Year Water Supply
and Sewerage Systems Plan.

Please read the accompanying information and instruction sheet, which contains a fees-chart. The fee is non-refundable. The application and appropriate fee must be submitted together.

1) Property Owner:

Name Rev. Calvin Lilliston - CLARKSBURG CHURCH OF GOD

Mailing Address P.O. Box 1018
Clarksburg MD 20871

PROPERTY Address: (if same as above, leave blank):

23900 Clarksburg Rd
Clarksburg MD 20871

Email* [REDACTED]

Phone [REDACTED]

FAX [REDACTED]

If you would like an engineer or attorney advised of the status of this request, please list name, company name, job title, address, and Email* address here:

**Please provide an Email address for all parties: Email is our standard method of communication and notification. If you don't have access to Email, please provide complete mailing address and weekday phone number.*

Applicant's Authorization:

I am the:

☐ Property Owner

☒ Owner's Authorized Representative*

Signature Rev. Calvin Lilliston

Title* Pastor

Date 1/13/06

* If signing as owner's representative, you must state on the Title line the legal capacity in which you are acting, e.g., as attorney-in-fact or trustee, or as president or partner of a corporation, partnership, or LLC. Please note, a contract purchaser may not file a category change application.

2) Property/Site Description and Development:

Address 23900 Clarksburg R.D. Clarksburg MD 20871
Property's TAX ID # (please provide, if known) _____
Property/Site Size 2.37309 Identification (ie, Parcel #) P233
Location/Closest cross-street Clarksburg and Burnt Hill Rd.
Current Use Existing Church Proposed Use Exist Church
Subdivision Plan No. & Status _____

(Note: Please attach an 8.5"x 11" copy of the state tax map with the property(ies) highlighted; this map is available at www.dat.state.md.us; click on "Real Property Data Search" and proceed from that point. If you don't have access to the Internet, and/or don't have some of the information requested above, please note that you request that DEP provide this information.)

3) Water and Sewer Service Area Categories (if you don't know, we will verify for you):

Current Water Category: W-6 Requested Water Category: W-3 ☒ OR No Change ☐ Multi-Use ☐ Shared ☐
Current Sewer Category: S-6 Requested Sewer Category: S- ☒ OR No Change ☐ Multi-Use ☐ Shared ☐

4) Reason for request; state current use of site and intended change in usage, if any:

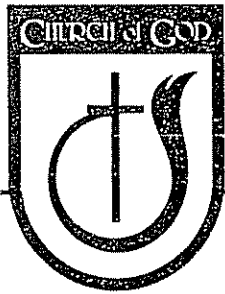
WSSC water hook-up for existing Church parcel...
We need water hook-up for existing Problems of wells in area... Several homes already have no water.
We need the status change so we can have access to water when our well fails. The current use of site is a place of worship.

Note: Continue on a separate page, if necessary

DEP Staff Use Only

Receipt Acknowledged: _____ Email OR _____ US Mail

Water ☒ Sewer ☒
WSSC Tile 233NW13
Tax Map EW342
Plan No.
Process Council
Master Plan AG PRESERVATION (1980)
Planning Area BENNETT! LITTLE BENNETT
Zoning RPT
Zoning Activity NONE
Watershed BENNETT CREEK
CSPS Subwatershed _____
State Watershed Use Class _____
GIS File _____



WSSC 06A-BEN-02

CLARKSBURG CHURCH OF GOD

23900 Clarksburg Road - Clarksburg, Maryland 20871 - (301) 972-3754

TO: Julie Gingrich
Date: January 13, 2006
Re: Water Connection

To whom it may concern,

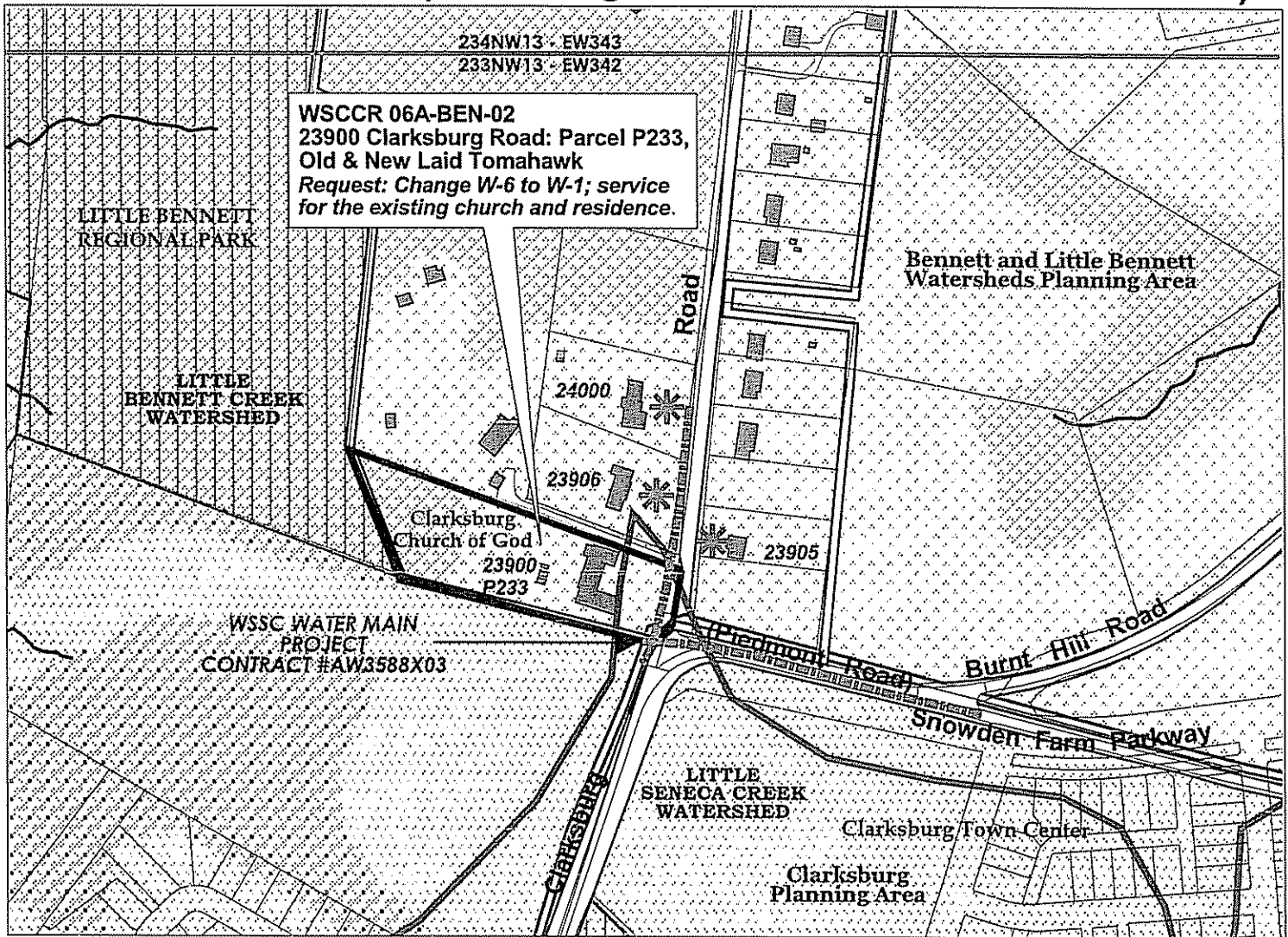
Thank you for considering us for a WSSC water connection. At this time we are requesting a water connection tap of 1 inch. With the size of our church and our water usage that is all that is required. I understand that if at a later date if we ever do any building, and then the water connection size is not adequate enough for us it will be at our cost. I also understand that we cannot hook-up to the tap until we are approved and WSSC is notified by the County Council for the property of the Clarksburg Church of God to have a category change.

Than You

Rev. Calvin Lilliston

Water Service Area Categories Map

WSSCR 06A-BEN-02 (Clarksburg Church of God/Rev. Calvin Lilliston)



400 0 400 800 1200 Feet

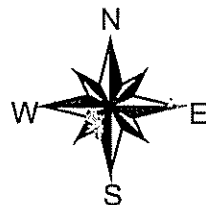
MAP LEGEND

- Property
- WSSC Map Grid
- Proposed Water Mains
- Health Problem Cases - Well Failures
- Buildings
- Roads
- Watersheds
- Streams
- Ponds - Lakes
- Woodlands
- M-NCPPC Planning Areas
- County - State - Federal Parks

Clarksburg Road - Kings Manor
Sanitary Survey Area

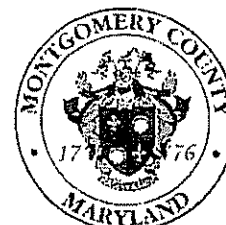
Water Service Area Categories

- W-1
- W-3
- W-4
- W-5
- W-6
- W-6 Multi-Use System



June 2003 Update
Service Area Categories Map

Montgomery County, Maryland
Comprehensive Water Supply
and Sewerage Systems Plan



Water & Wastewater Policy Group
1/26/06 - GIS Project File:
o:\wwteam\ccrs-pas\bennett\2006ccrs\
06a-ben-02=ckb-church-of-god=w.apr

54